



REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF SEC DEVELOPMENT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF SEC DEVELOPMENT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

OWNER:
PETROS NAZARIAN
ADDRESS:
3209 CASTLEMAN LA,
BURBANK, CA 91504

NAZARIAN
POOL HOUSE

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED



by: GREG MIRZA-AVAKYAN , ASSOCIATE PLANNER

Project No. 18-0002784 Date: 03 / 09 / 2021

SECDEVELOPMENT.NET

(818) 935-1171

S | E | C
development

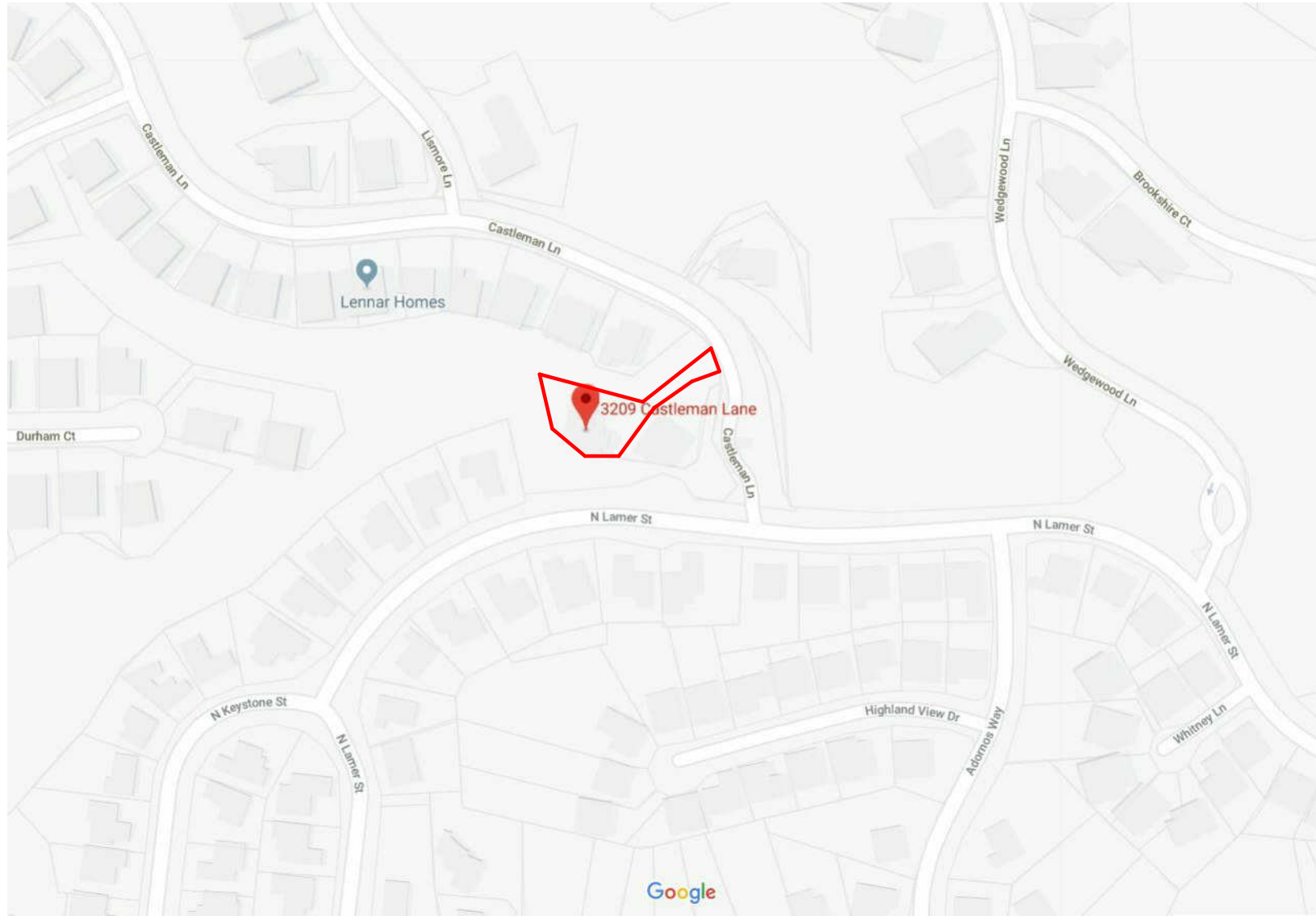
SECDEVELOPMENT.NET

(818) 935-1171

PROJECT INFO	
JOB NUMBER:	18077
DATE DRAWN:	10/19/20
DRAWN BY:	A.B.
CHECKED BY:	V.K.
SCALE:	N.T.S.

A-1

VICINITY MAP



LEGAL DESCRIPTION

ADDRESS:	3209 CASTLEMAN LN, BURBANK, CA 91504
LOT:	TR: 35035 POR OF LOTS 3 AND 130
TRACT:	35035
BLOCK:	NONE
APN:	2471-054-031

**SETBACK CERTIFICATION
REQUIREMENT:**

A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. (BMC 9-1-1-110.2.1.1).

* THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

PROJECT INFORMATION

ZONING DESIGNATION:	R1 SINGLE FAMILY RESIDENCE
OCCUPANCY:	R3 SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE:	TYPE-VB
FIRE SPRINKLERED:	YES
LOT SIZE:	14,481 SQ. FT.
EXISTING HOUSE	4,520.8 SQ. FT.
NEW POOL HOUSE:	387 SQ. FT.
TOTAL FAR	4,907.8 SQ. FT.
FAR CALCULATIONS:	$(7,500 \times 0.40) + (6,981 \times 0.30) = 5,094.3$ $4,907.8 \text{ SQ FT} < 5,094.3 \text{ SQ FT}$ <p style="text-align: center;">FLOOR AREA RATIO OK</p>
LOT COVERAGE:	$\frac{3,402 \text{ SQ. FT. TOTAL}}{14,481 \text{ SQ. FT. LOT}}$ $= 23\% \text{ OF LOT COVERAGE}$ <p style="text-align: center;">23% < 50% OK</p>
BUILDING HEIGHT:	10'-0"
HIGH FIRE ZONE:	YES
HILLSIDE ZONE:	YES

SHEET INDEX

A-1 - NAZARIAN POOL HOUSE
A-2 - SITE PLAN
A-3 - ROOF PLAN
A-4 - PROJECT DIAGRAMS
A-5 - FLOOR PLAN
A-6 - REFLECTED CEILING PLAN
A-7 - ELEVATIONS
A-8 - POOL HOUSE SECTIONS
A-9 - GRADING SECTIONS
A-10 - MODULAR BLOCK DETAILS
A-11 - GENERAL NOTES
A-12 - FLASHING DETAILS & SPECIFICATIONS
T-1 - TITLE 24 REPORT

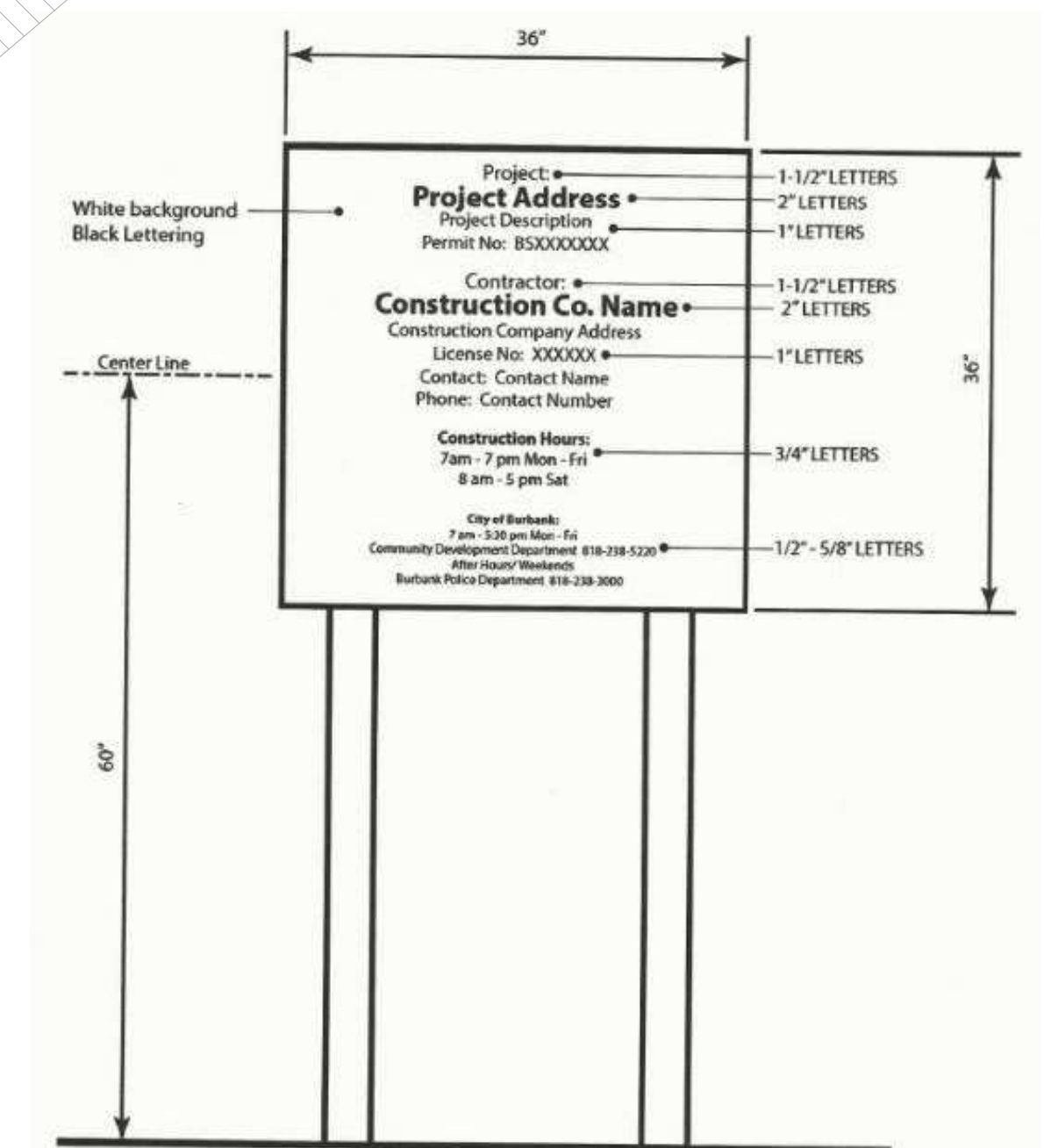
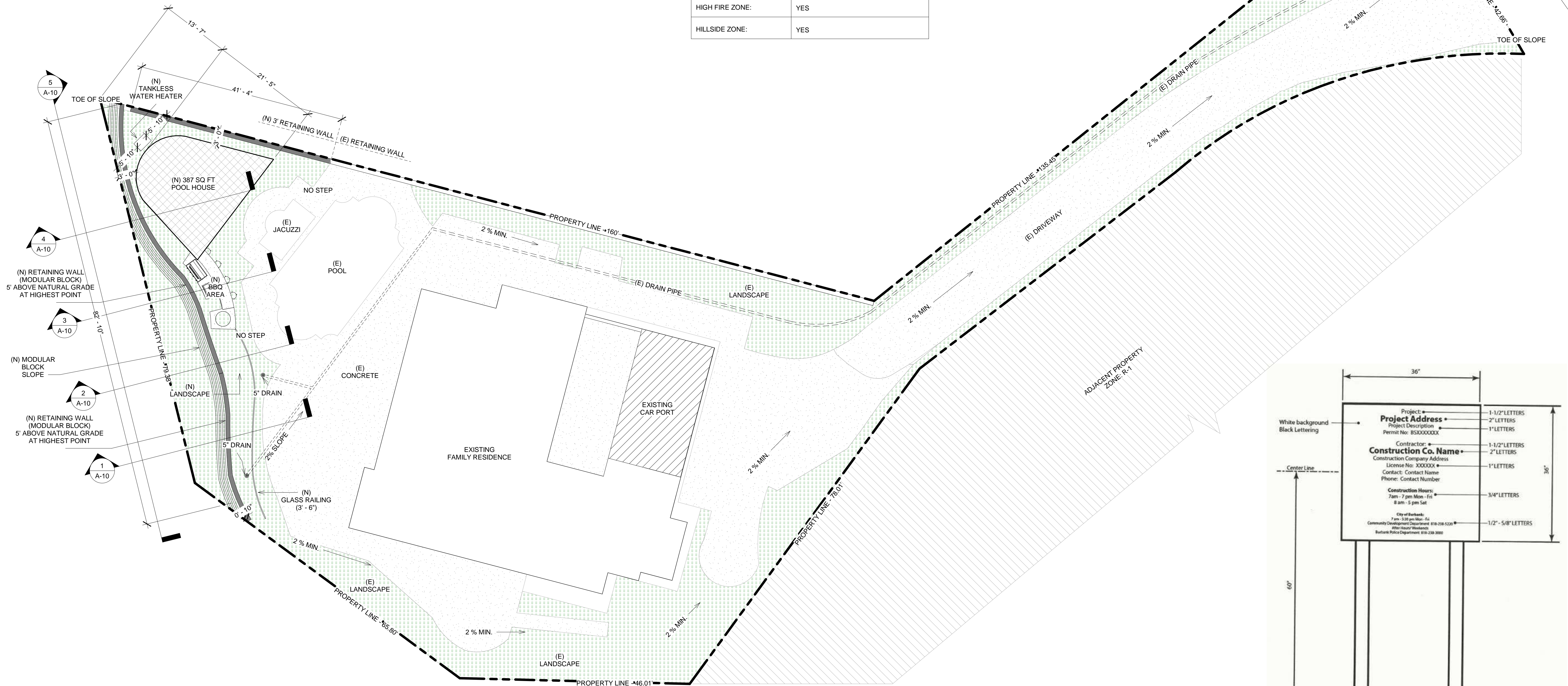
SCOPE OF WORK

- NEW 387 SF POOL HOUSE AT HEIGHT OF 10'
- NEW BBQ ISLAND
- NEW RETAINING WALL 3'
- NEW RETAINING WALL 5'

APPLICABLE CODES:

2016 CBC, CRC, BMC, CPC,
CFC, & CEC ENERGY
STANDARDS

PER BMC 8-1-313. A
BACKWATER VALVE MUST BE
INSTALLED ON THE PRIVATE
SEWER LATERAL.



REVISE DATES:

CONTRACTOR TO VERIFY ALL
DIMENSIONS, CONDITIONS, ETC.,
PERTAINING TO THE WORK AT THE
SITE BEFORE PROCEEDING WITH
THE WORK

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF **SEC DEVELOPMENT** NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF **SEC DEVELOPMENT**. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

OWNER:
PETROS NAZARIAN

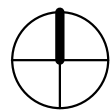
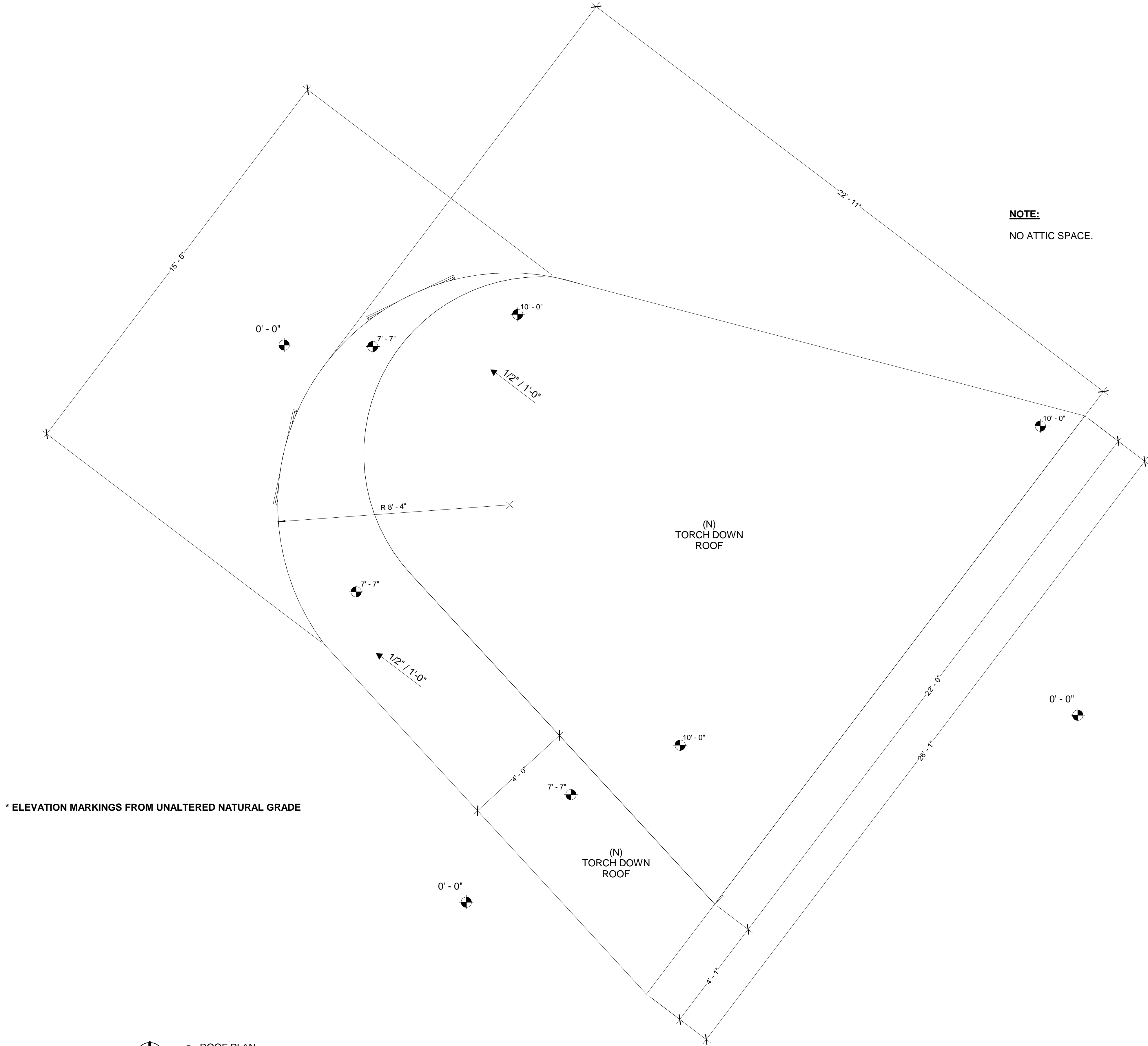
ADDRESS:
3209 CASTLEMAN LA,
BURBANK, CA 91504

SITE PLAN

(818) 935-1171 SECDEVELOPMENT.NET (818) 935-1171 SECDEVELOPMENT.NET

PROJECT INFO	
JOB NUMBER:	18077
DATE DRAWN:	10/19/20
DRAWN BY:	A.B.
CHECKED BY:	V.K.
SCALE:	1" = 10'-0"

A-2



① ROOF PLAN
1/2" = 1'-0"

NOTE:
NO ATTIC SPACE.

REVISE DATES:

CONTRACTOR TO VERIFY ALL
DIMENSIONS, CONDITIONS, ETC.,
PERTAINING TO THE WORK AT THE
SITE BEFORE PROCEEDING WITH
THE WORK

AS INSTRUMENT OF SERVICE, ALL
DESIGN, IDEAS AND INFORMATION
SHOWN ON THESE DRAWINGS ARE
AND SHALL REMAIN THE
PROPERTY OF **SEC DEVELOPMENT**.
NO PART THEREOF SHALL BE
COPIED, DISCLOSED TO OTHERS,
OR USED IN CONNECTION
WITH ANY WORK OR PROJECT
OTHER THAN THE SPECIFIC
PROJECT FOR WHICH THEY HAVE
BEEN PREPARED AND DEVELOPED
WITHOUT THE WRITTEN CONSENT
OF **SEC DEVELOPMENT**. VISUAL
CONTACT WITH THESE DRAWINGS
SHALL CONSTITUTE CONCLUSIVE
EVIDENCE OF ACCEPTANCE OF
THESE RESTRICTIONS.

OWNER:
PETROS NAZARIAN
ADDRESS:
3209 CASTLEMAN LA,
BURBANK, CA 91504

ROOF PLAN

SECDEVELOPMENT.NET

(818) 935-1171

S | E | C
development

SECDEVELOPMENT.NET

(818) 935-1171

PROJECT INFO	
JOB NUMBER:	18077
DATE DRAWN:	10/19/20
DRAWN BY:	A.B.
CHECKED BY:	V.K.
SCALE:	1/2" = 1'-0"



FRONT YARD HARDSCAPED CALCS	
(E) TOTAL FRONT YARD SF	2,338 SF
(E) LANDSCAPE AREA	1,088 SF
(E) HARDSCAPED AREA	1,193 SF
(E) TOTAL HARDSCAPED PERCENTAGE	1,193 SF / 2,338 SF = 51%

3 FRONT YARD LANDSCAPE VS HARDSCAPE
1" = 20'-0"



4 TOPOGRAPHY DIAGRAM
1" = 20'-0"

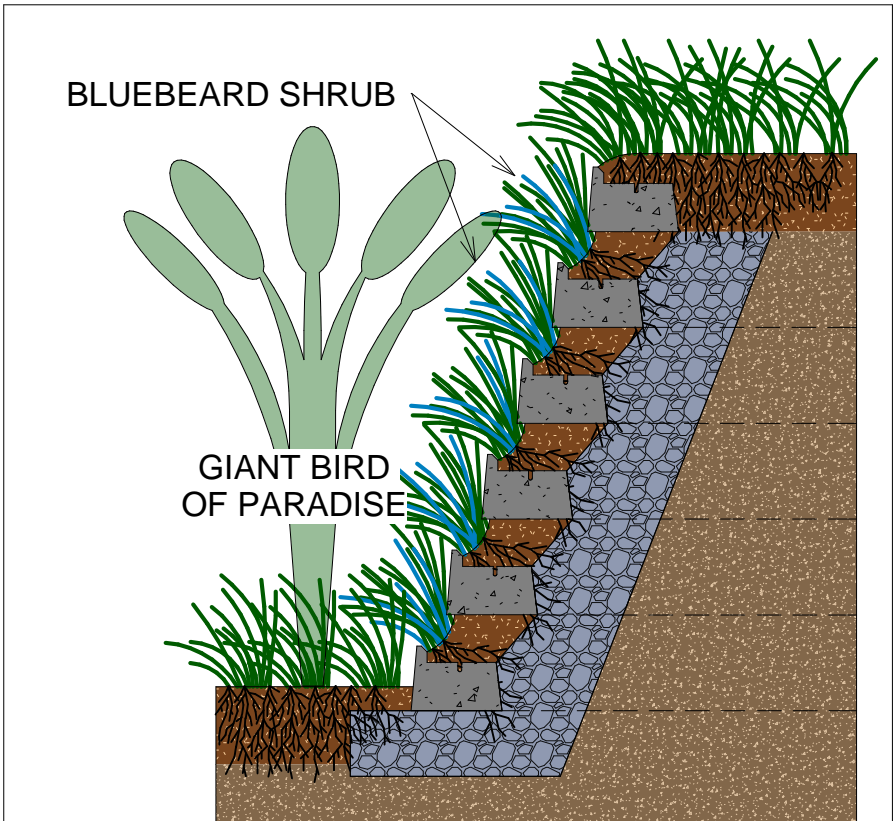
PLANT LEGEND					
NAME	SCIENTIFIC NAME	SYMBOL	SIZE	QUANT.	IMAGE OF PLANT
BS	CARYOPTERIS		15 G	AS NEEDED	
BLUEBEARD SHRUB					
GBOP	STRELITZIA NICOLAI		15 G	AS NEEDED	
GIANT BIRD OF PARADISE					
LIVE TURF	STENOTAPHRUM SECUNDATUM		AS NEEDED	AS NEEDED	
ST. AUGUSTINE GRASS					

NOTES:

- REMOVE ALL WEEDS, STONES, ORGANIC AND INORGANIC MATERIALS THAT WOULD BE DELETERIOUS TO PLANT GROWTH FROM ALL AREAS TO BE PLANTED. LEVEL, TURN AND GRADE SOIL.
- PLANT SELECTION IS ON AN AS AVAILABLE BASIS. CONTRACTOR MAY SUBSTITUTE PLANT MATERIAL WITH AUTHORIZATION OF THE LANDSCAPE DESIGNER.
- INSTALL A COMPLETE DRIP IRRIGATION SYSTEM.
- INSTALL NEW VALVES, SPRINKLERS FOR TURF.
- SOIL PREPARATION: IN ALL PLANTING AREAS, THE FOLLOWING APPLICATION SHALL BE MADE AND BE THOROUGHLY ROTOTILLED INTO THE TOP 6" OF SOIL.
 - ADD GRO-PROWER PLUS. AMOUNT TO BE DETERMINED BY MEASUREMENTS.
 - ADD AGRICULTURAL GYPSUM. AMOUNT TO BE DETERMINED BY MEASUREMENTS.



2 LANDSCAPE & IRRIGATION DIAGRAM
1" = 20'-0"



REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

AS INSTRUMENT OF SERVICE, ALL DESIGN IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF SEC DEVELOPMENT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF SEC DEVELOPMENT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

OWNER:
PETROS NAZARIAN
ADDRESS:
3209 CASTLEMAN LA,
BURBANK, CA 91504

PROJECT
DIAGRAMS

SECDEVELOPMENT.NET

(818) 935-1171

SEC
development

SECDEVELOPMENT.NET

(818) 935-1171

PROJECT INFO	
JOB NUMBER:	18077
DATE DRAWN:	10/19/20
DRAWN BY:	A.B.
CHECKED BY:	V.K.
SCALE:	1" = 10'-0"

A-4



NEW CURTAIN WALL SCHEDULE									
MARK	WIDTH	HEIGHT	OPERATION	MATERIAL	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC
1	8'-8"	6'-6"	FIXED	ALUMINIUM	YES	3'-6"	1	0.29	0.23
2	4'-0"	6'-6"	FIXED	ALUMINIUM	YES	3'-6"	1	0.29	0.23

NEW WINDOW SCHEDULE									
MARK	WIDTH	HEIGHT	OPERATION	MATERIAL	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC
1	3'-0"	2'-0"	SLIDING	ALUMINIUM	YES	4'-0"	2	0.29	0.23

NEW DOOR SCHEDULE								
MARK	WIDTH	HEIGHT	OPERATION	MATERIAL	FRAMING	QUANTITY	U-FACTOR	SHGC
1	18'-0"	8'-0"	FOLDING PANEL	GLASS	ALUMINIUM	1	0.29	0.23
2	2'-8"	7'-0"	SWING	WOOD	WOOD	1	N/A	N/A

NOTE:

ALL SHOWER ENCLOSURES SHOULD BE TEMPERED GLAZING

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCLUDE TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, (WHERE RECEPTACLES SERVE COUNTER TOP SURFACES), LAUNDRY, UTILITY, WET BAR SINKS (WITHIN 6' OF THE EDGE OF THE SINK), SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)

ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.

CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.

WALL LEGEND

NEW WALL (2x4)	
RETAINING WALL (12")	

LEGEND

ENERGY STAR EXHAUST 50 CFM DUCTED TO OUTSIDE AND CONTROLLED BY HUMIDISTAT	
SMOKE DETECTOR/ CARBON MONOXIDE	

ELECTRICAL LEGEND

	SINGLE SWITCH
2	DOUBLE SWITCH
3	TRIPLE SWITCH
D	DIMMER SWITCH
	DOUBLE OUTLET
GFI	GFI OUTLET
R	RANGE OUTLET
240	240V OUTLET

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF SEC DEVELOPMENT NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF SEC DEVELOPMENT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

OWNER:
PETROS NAZARIAN
ADDRESS:
3209 CASTLEMAN LA,
BURBANK, CA 91504

POOL HOUSE
FLOOR PLAN

SECDEVELOPMENT.NET

(818) 935-1171

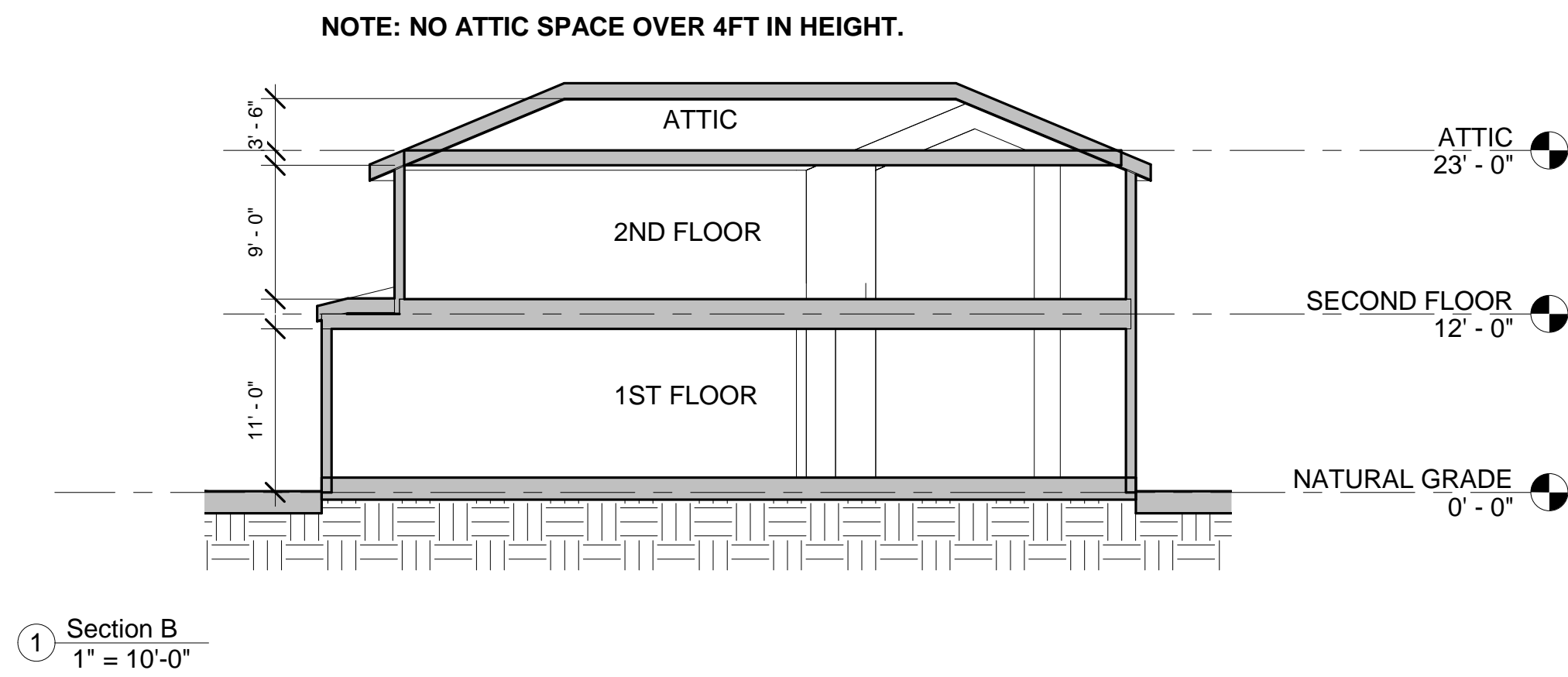
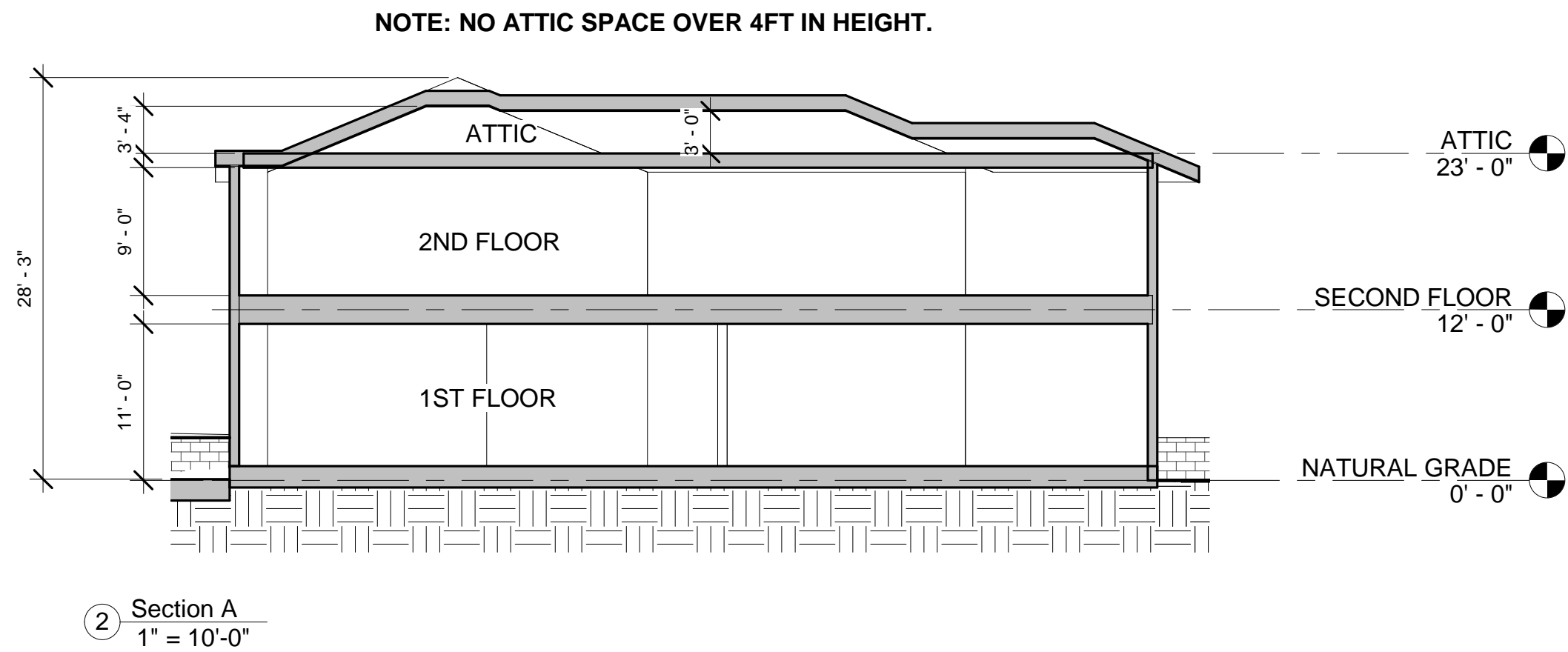
SEC
development

SECDEVELOPMENT.NET

(818) 935-1171

PROJECT INFO

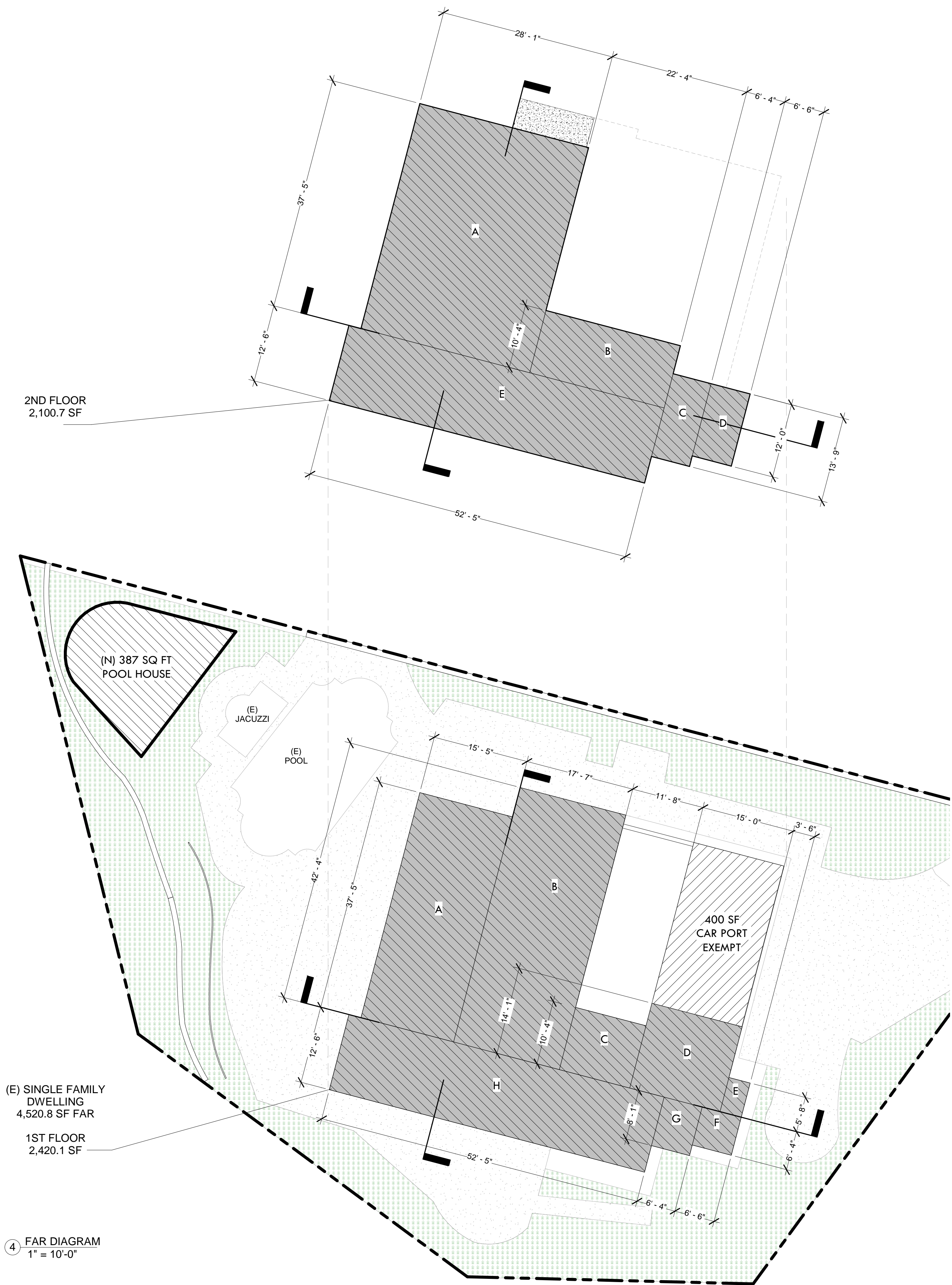
JOB NUMBER:	18077
DATE DRAWN:	10/19/20
DRAWN BY:	A.B.
CHECKED BY:	V.K.
SCALE:	3/16" = 1'-0"



LOT COVERAGE CALCS	
LOT SIZE	14,481 SF
(E) HOUSE LOT COVERAGE	3,015 SF
(N) POOL HOUSE	387 SF
LOT COVERAGE REQUIRED	50% MAX
LOT COVERAGE PROVIDED	$\frac{3,402 \text{ SQ. FT. TOTAL}}{14,481 \text{ SQ. FT. LOT}} = 23\% \text{ OF LOT COVERAGE}$ 23% < 50% THEREFORE OK

FAR CALCS	
(E) HOUSE 1ST FLOOR	2,420.1 SF
(E) HOUSE 2ND FLOOR	2,100.7 SF
(N) POOL HOUSE	387 SF
FAR REQUIRED	$(7,500 \times 0.40) + (6,981 \times 0.30) = 5,094.3 \text{ SF}$
FAR PROVIDED	$(E) 4,520.8 + (N) 387 = 4,907.8 \text{ SF} < 5,094.3 \text{ SF}$ THEREFORE FAR OK

SQ. FT. BREAKDOWN			
1ST FLOOR			
A - LIVING	15'-5" X 37'-5"	576.6 SF	
B - KITCHEN + LIVING	17'-7" X 42'-4"	743.8 SF	
C - LIVING	11'-8" X 10'-4"	121 SF	
D - LIVING	15'-0" X 14'-1"	211.7 SF	
E - LIVING	3'-6" X 5'-8"	20.1 SF	
F - LIVING	6'-6" X 6'-4"	41 SF	
G - LIVING	6'-4" X 8'-1"	51 SF	
H - LIVING + DINING	52'-5" X 12'-6"	654.6 SF	
1ST FLOOR TOTAL		2,420.1 SF	
2ND FLOOR			
A - BEDROOM	28'-1" X 37'-5"	1,049.6 SF	
B - BEDROOM	22'-4" X 10'-4"	231.4 SF	
C - BEDROOM	6'-4" X 13'-9"	86.9 SF	
D - BEDROOM	6'-6" X 12'-0"	71.9 SF	
E - BEDROOM	52'-5" X 12'-6"	654.6 SF	
2ND FLOOR TOTAL		2,100.7 SF	
1ST + 2ND FLOOR TOTAL		4,520.8 SF	



REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF SEC DEVELOPMENT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF SEC DEVELOPMENT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

OWNER:
PETROS NAZARIAN
ADDRESS:
3209 CASTLEMAN LA,
BURBANK, CA 91504

EXISTING HOUSE PLANS & SECTIONS

SECDEVELOPMENT.NET

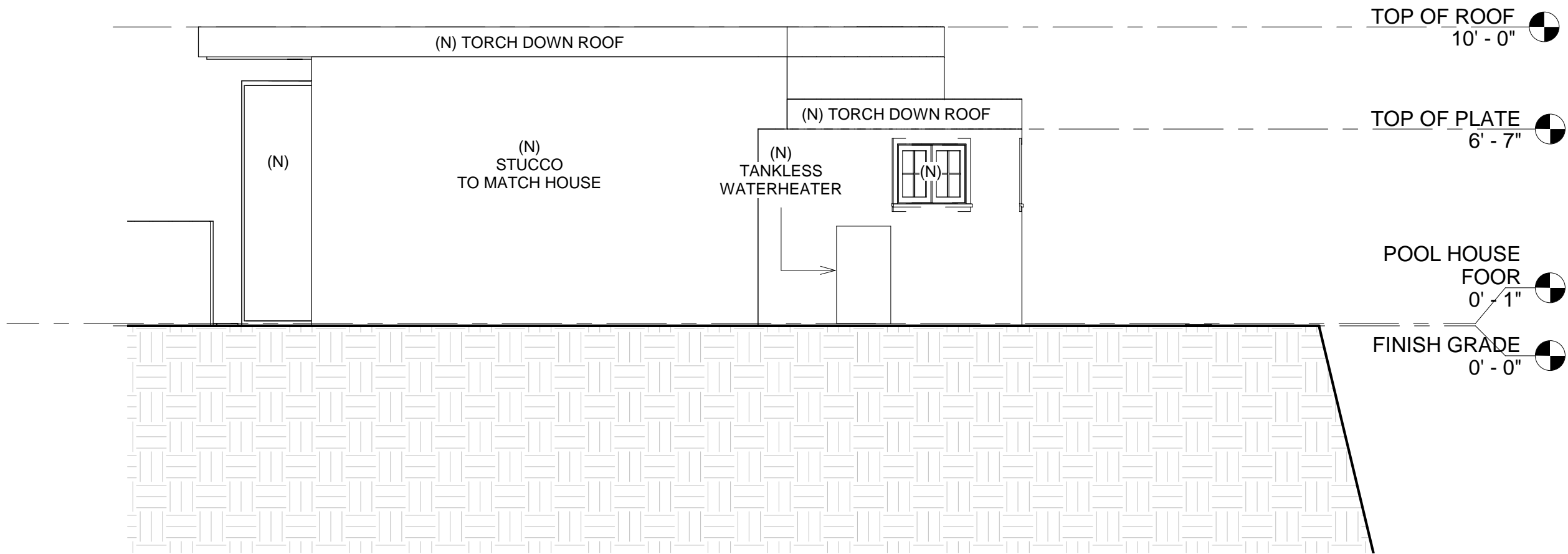
SECDEVELOPMENT.NET

(818) 935-1171

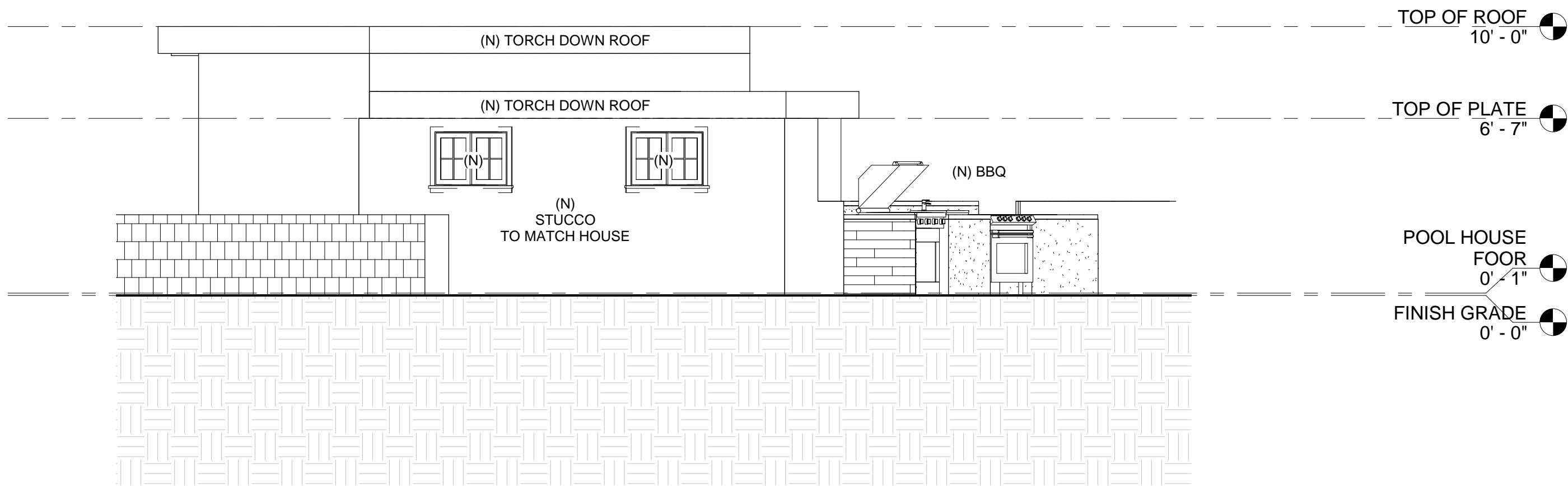
SECDEVELOPMENT.NET

(818) 935-1171

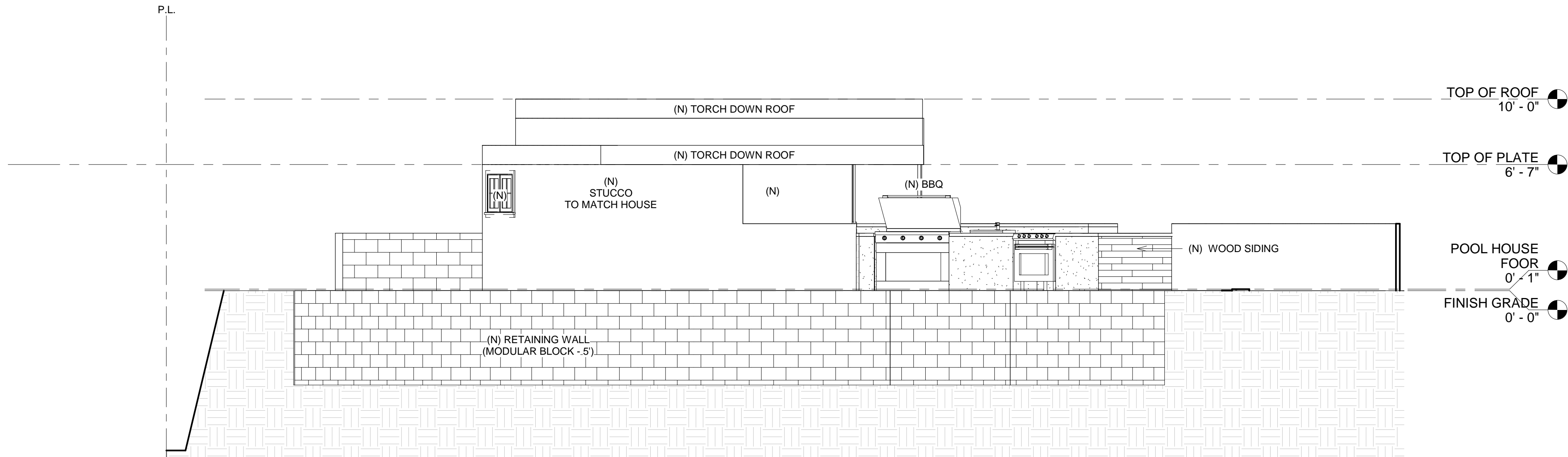
PROJECT INFO	
JOB NUMBER:	18077
DATE DRAWN:	10/19/20
DRAWN BY:	A.B.
CHECKED BY:	V.K.
SCALE:	3/16" = 1'-0"



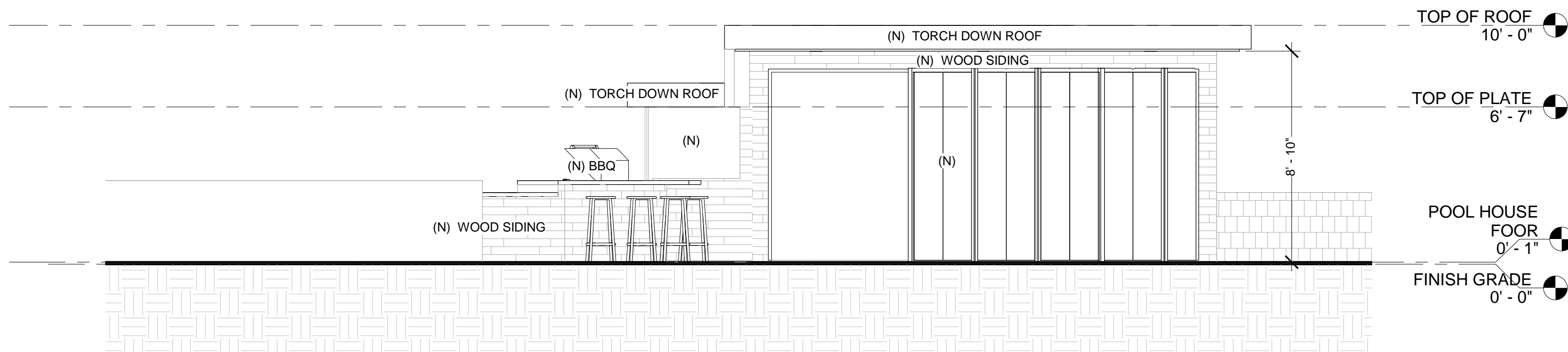
① EAST ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"

REVISE DATES:

CONTRACTOR TO VERIFY ALL
DIMENSIONS, CONDITIONS, ETC.,
PERTAINING TO THE WORK AT THE
SITE BEFORE PROCEEDING WITH
THE WORK

AS INSTRUMENT OF SERVICE, ALL
DESIGN, IDEAS AND INFORMATION
SHOWN ON THESE DRAWINGS ARE
AND SHALL REMAIN THE
PROPERTY OF **SEC DEVELOPMENT**.
NO PART THEREOF SHALL BE
COPIED, DISCLOSED TO OTHERS,
OR USED IN CONNECTION
WITH ANY WORK OR PROJECT
OTHER THAN THE SPECIFIC
PROJECT FOR WHICH THEY HAVE
BEEN PREPARED AND DEVELOPED
WITHOUT THE WRITTEN CONSENT
OF **SEC DEVELOPMENT**. VISUAL
CONTACT WITH THESE DRAWINGS
SHALL CONSTITUTE CONCLUSIVE
EVIDENCE OF ACCEPTANCE OF
THESE RESTRICTIONS.

OWNER:
PETROS NAZARIAN
ADDRESS:
3209 CASTLEMAN LA,
BURBANK, CA 91504

ELEVATIONS

SECDEVELOPMENT.NET

(818) 935-1171

SEC
development

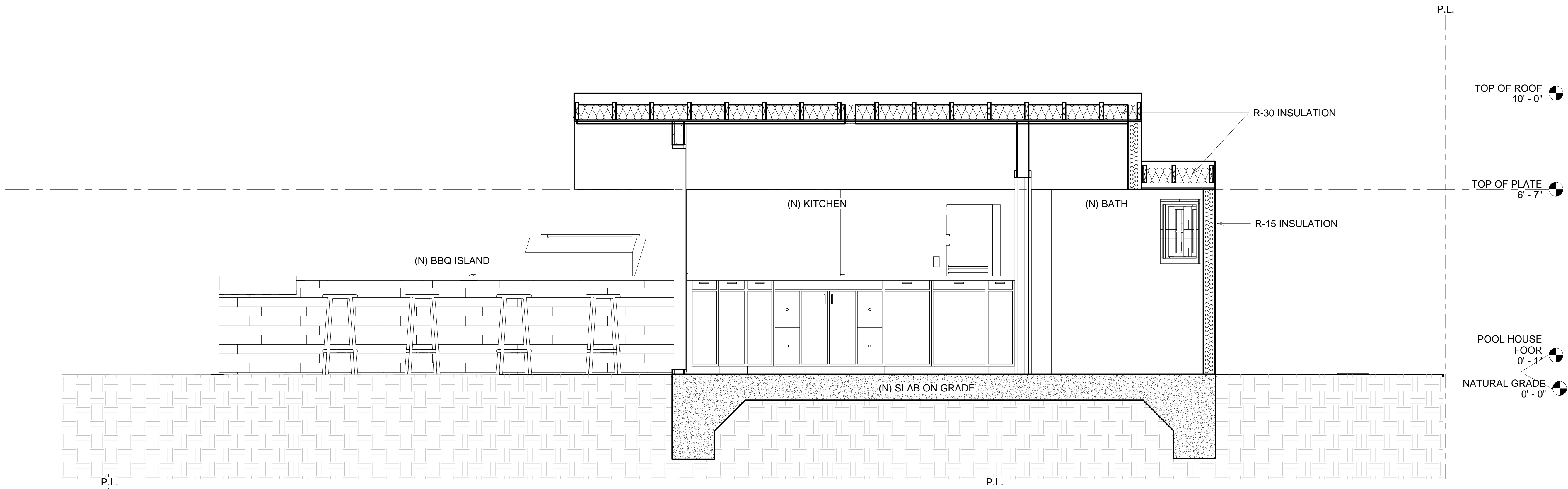
SECDEVELOPMENT.NET

(818) 935-1171

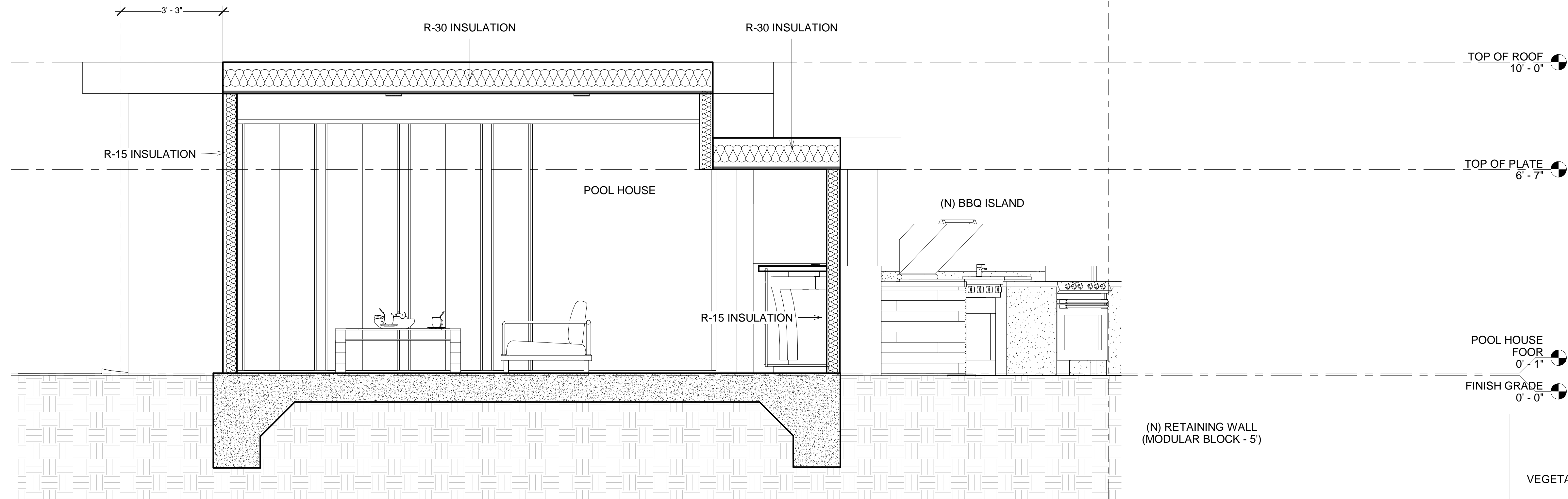
PROJECT INFO

JOB NUMBER:	18077
DATE DRAWN:	10/19/20
DRAWN BY:	A.B.
CHECKED BY:	V.K.
SCALE:	1/4" = 1'-0"

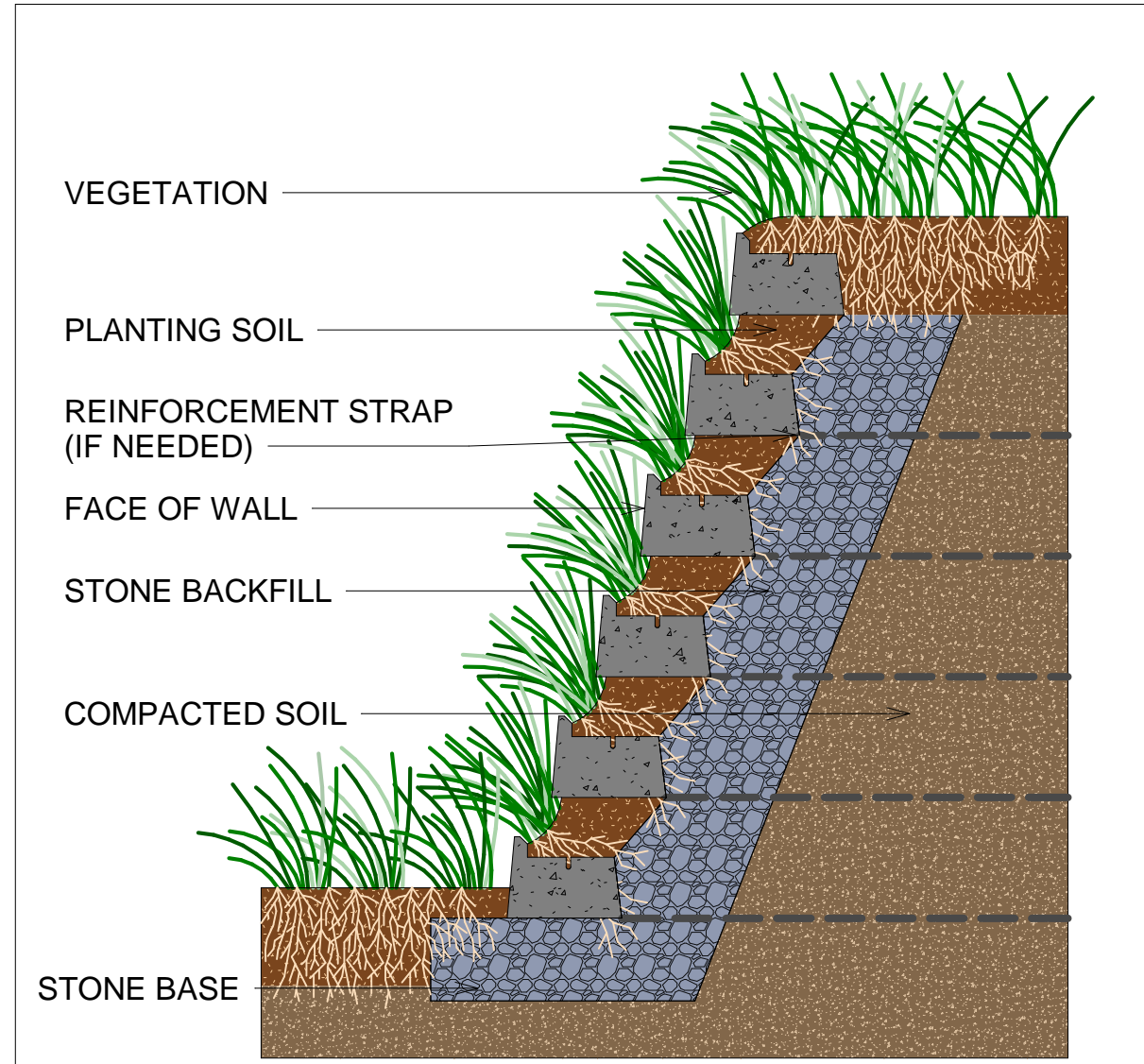
A-8



1 Section 1
1/2" = 1'-0"



2 Section 2
1/2" = 1'-0"



REVISE DATES:

CONTRACTOR TO VERIFY ALL
DIMENSIONS, CONDITIONS, ETC.,
PERTAINING TO THE WORK AT THE
SITE BEFORE PROCEEDING WITH
THE WORK

AS INSTRUMENT OF SERVICE, ALL
DESIGN, IDEAS AND INFORMATION
SHOWN ON THESE DRAWINGS ARE
AND SHALL REMAIN THE
PROPERTY OF SEC DEVELOPMENT.
NO PART THEREOF SHALL BE
COPIED, DISCLOSED TO OTHERS,
OR USED IN CONNECTION
WITH ANY WORK OR PROJECT
OTHER THAN THE SPECIFIC
PROJECT FOR WHICH THEY HAVE
BEEN PREPARED AND DEVELOPED
WITHOUT THE WRITTEN CONSENT
OF SEC DEVELOPMENT. VISUAL
CONTACT WITH THESE DRAWINGS
SHALL CONSTITUTE CONCLUSIVE
EVIDENCE OF ACCEPTANCE OF
THESE RESTRICTIONS.

OWNER:
PETROS NAZARIAN
ADDRESS:
3209 CASTLEMAN LA,
BURBANK, CA 91504

POOL HOUSE SECTIONS

SECDEVELOPMENT.NET

(818) 935-1171

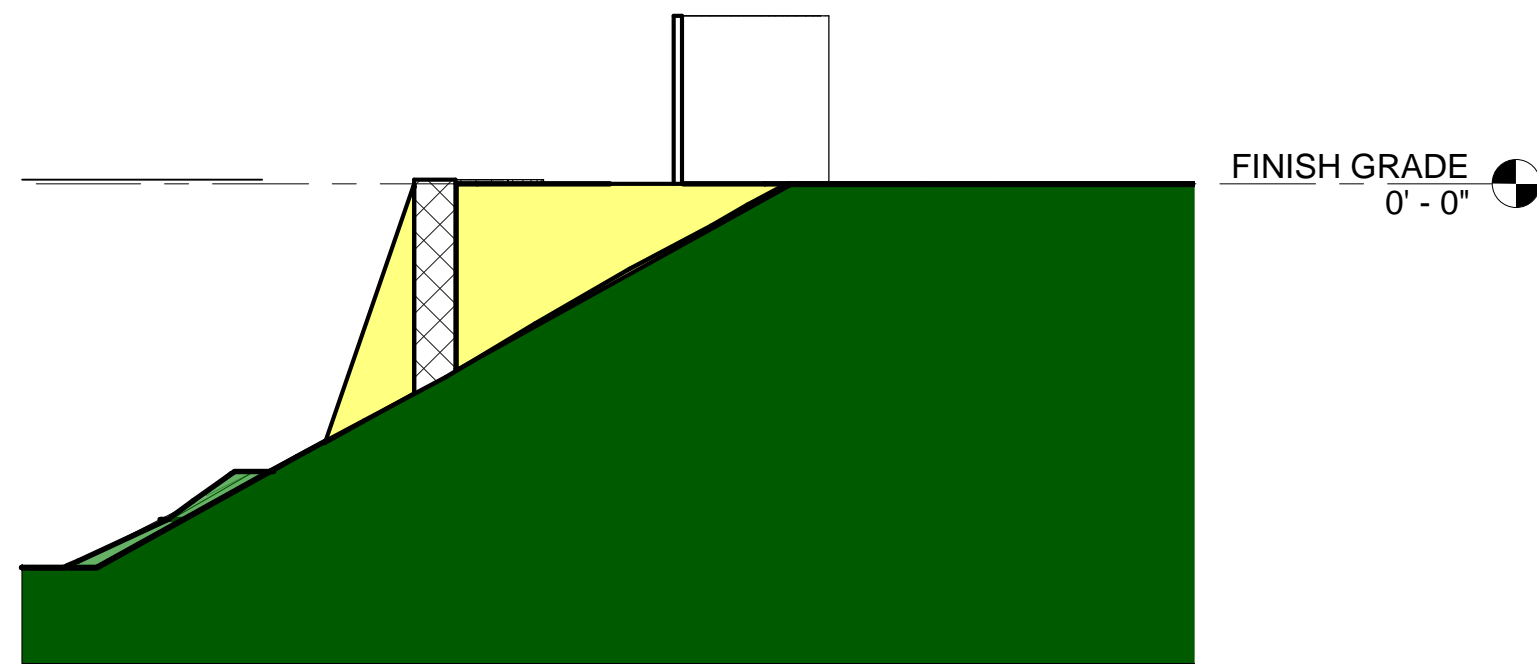
SEC
development

SECDEVELOPMENT.NET

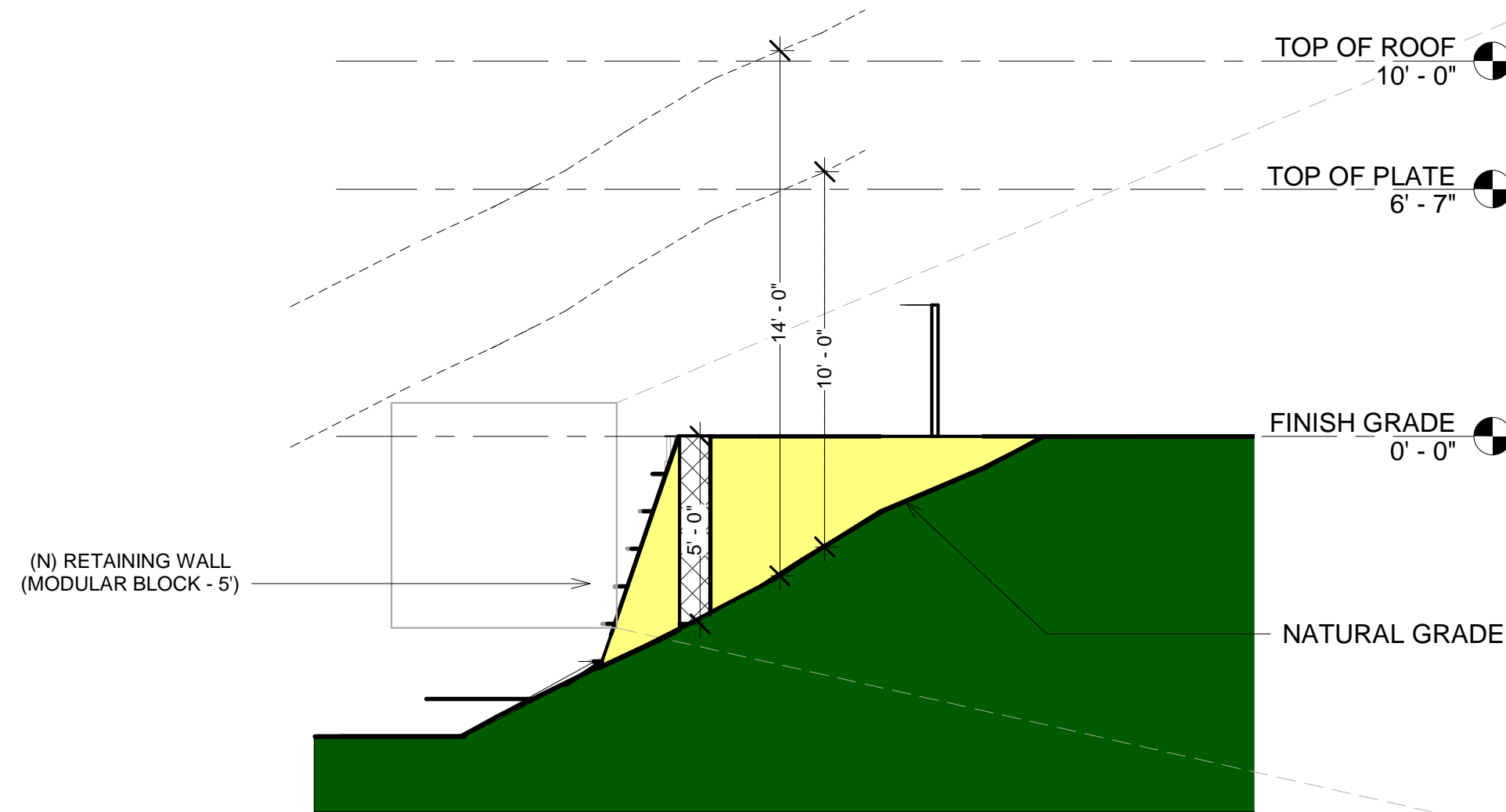
(818) 935-1171

PROJECT INFO

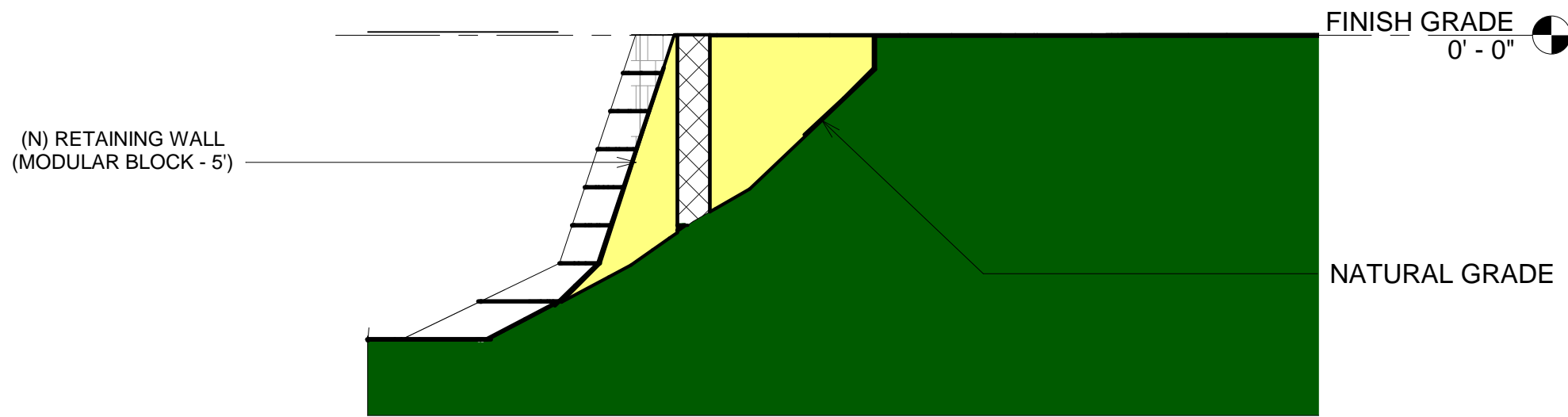
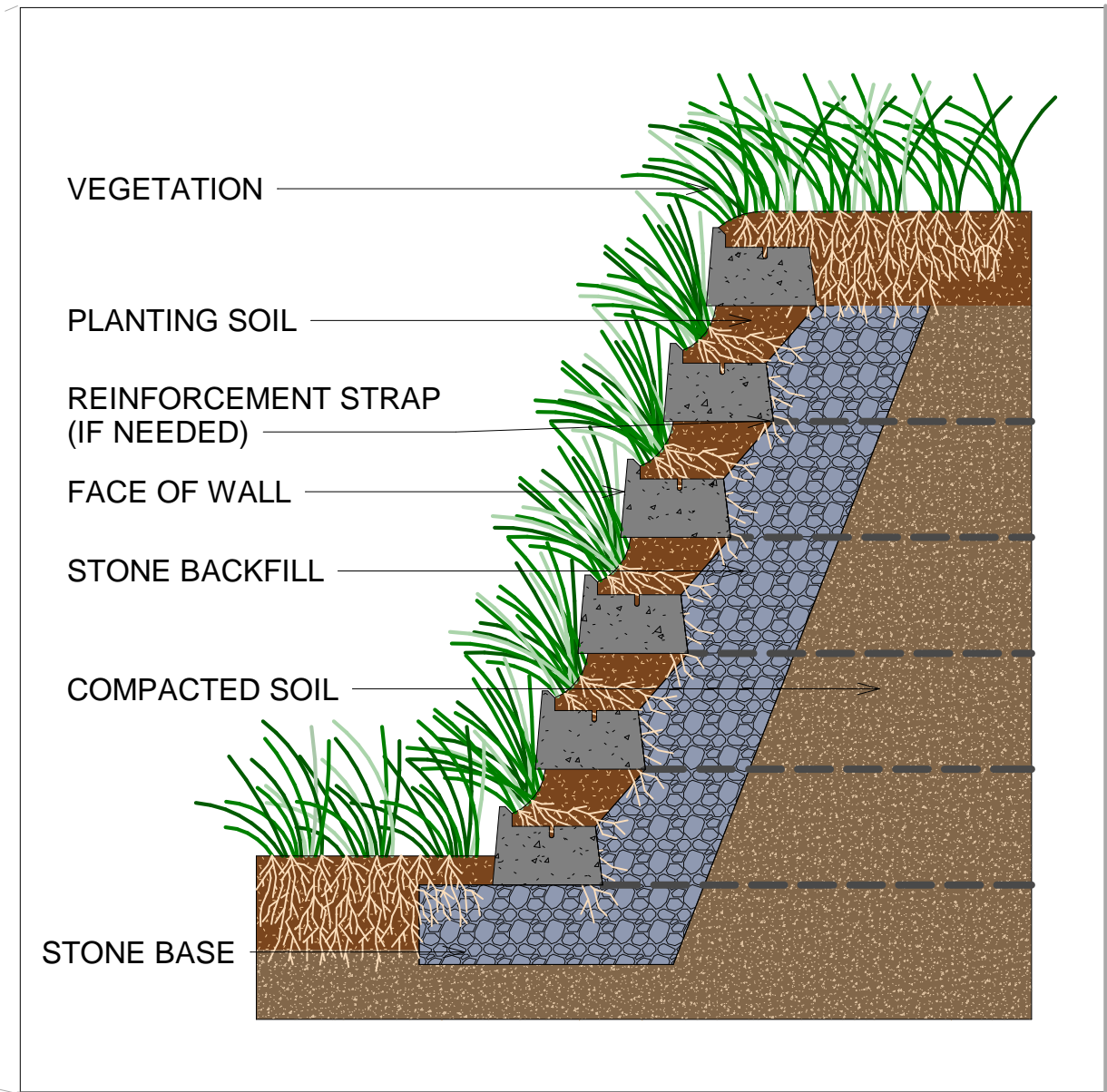
JOB NUMBER:	18077
DATE DRAWN:	10/19/20
DRAWN BY:	A.B.
CHECKED BY:	V.K.
SCALE:	1/2" = 1'-0"



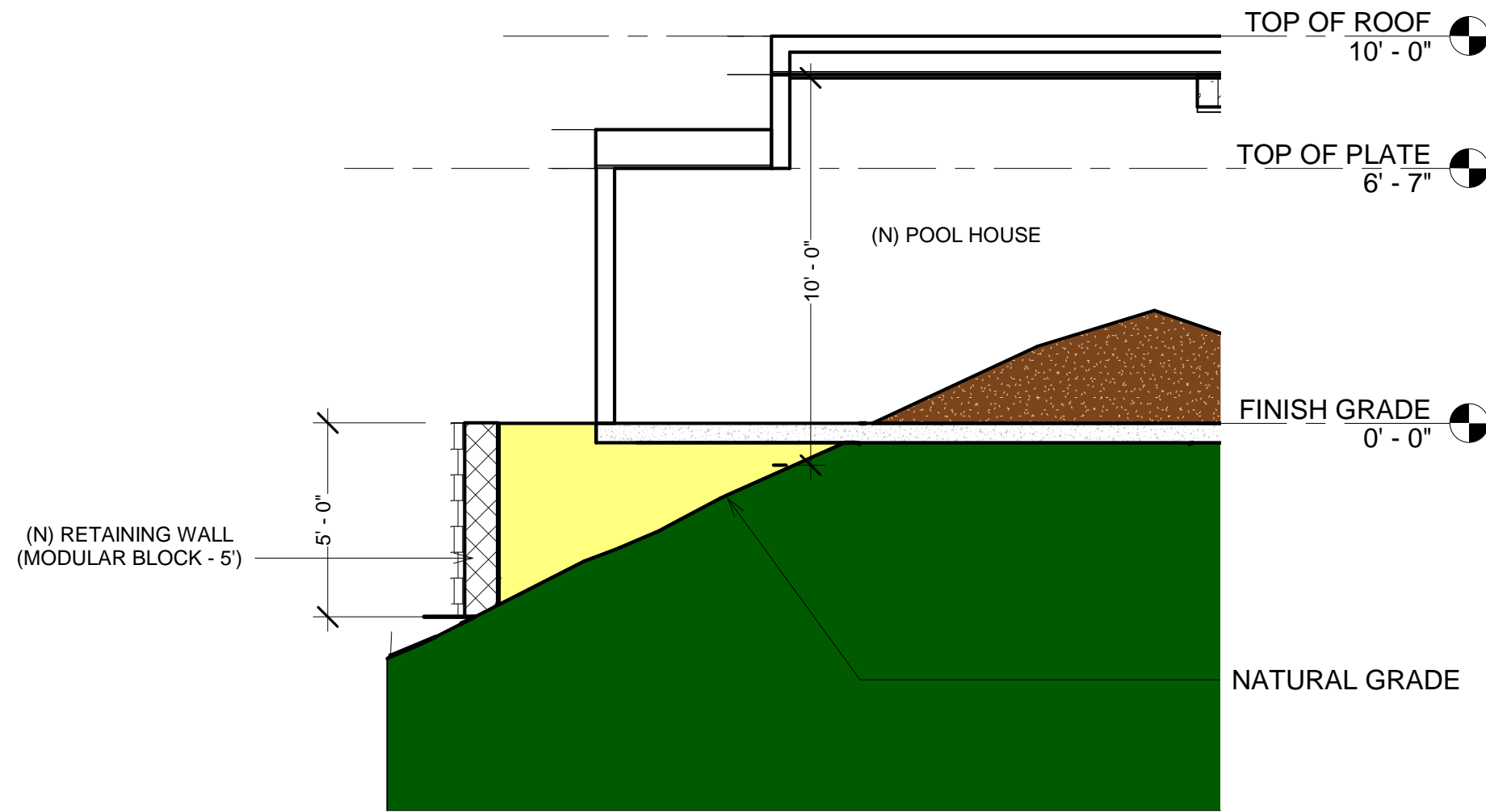
① GRADING SECTION 1
1/4" = 1'-0"



② GRADING SECTION 2
1/4" = 1'-0"



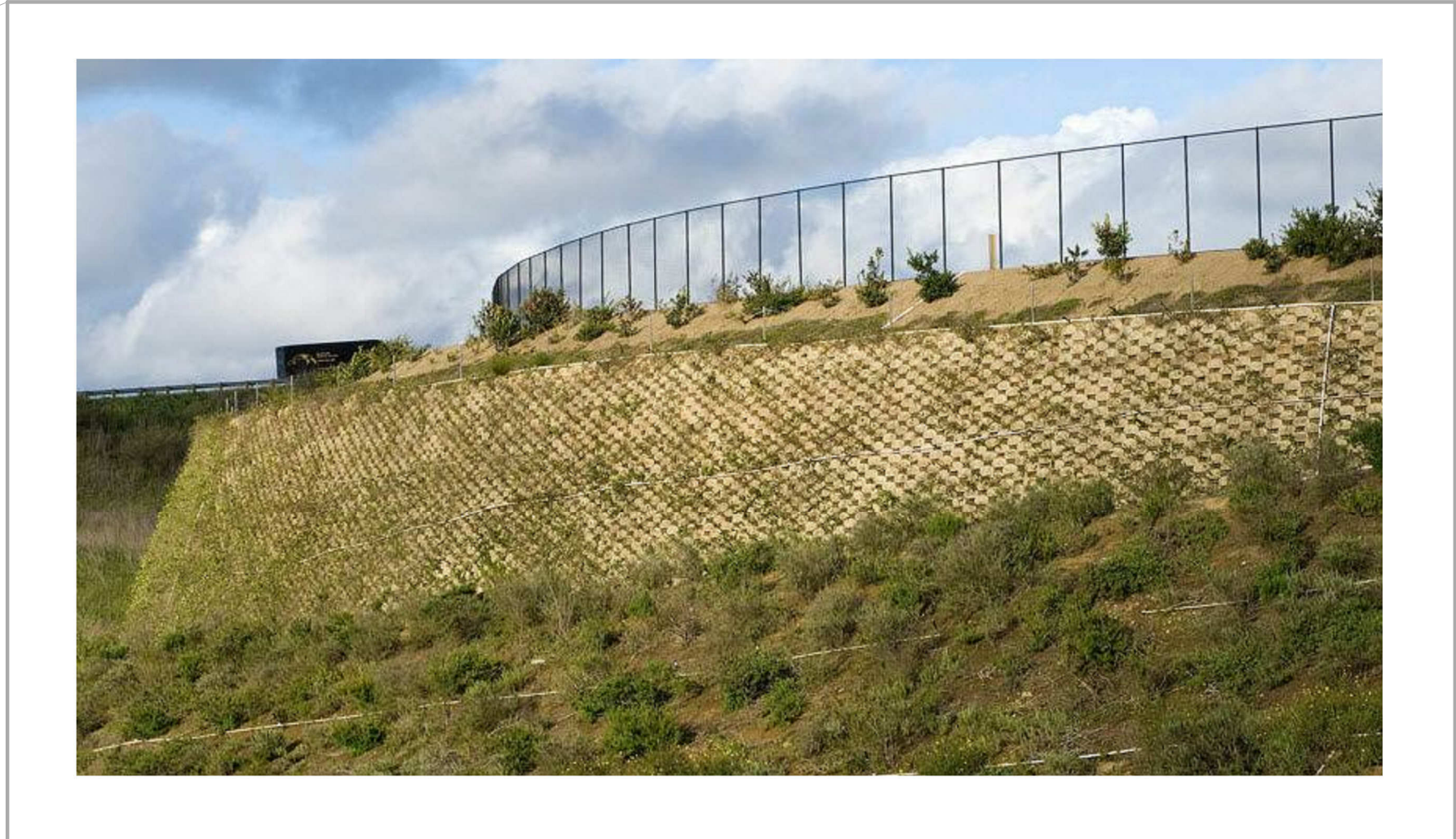
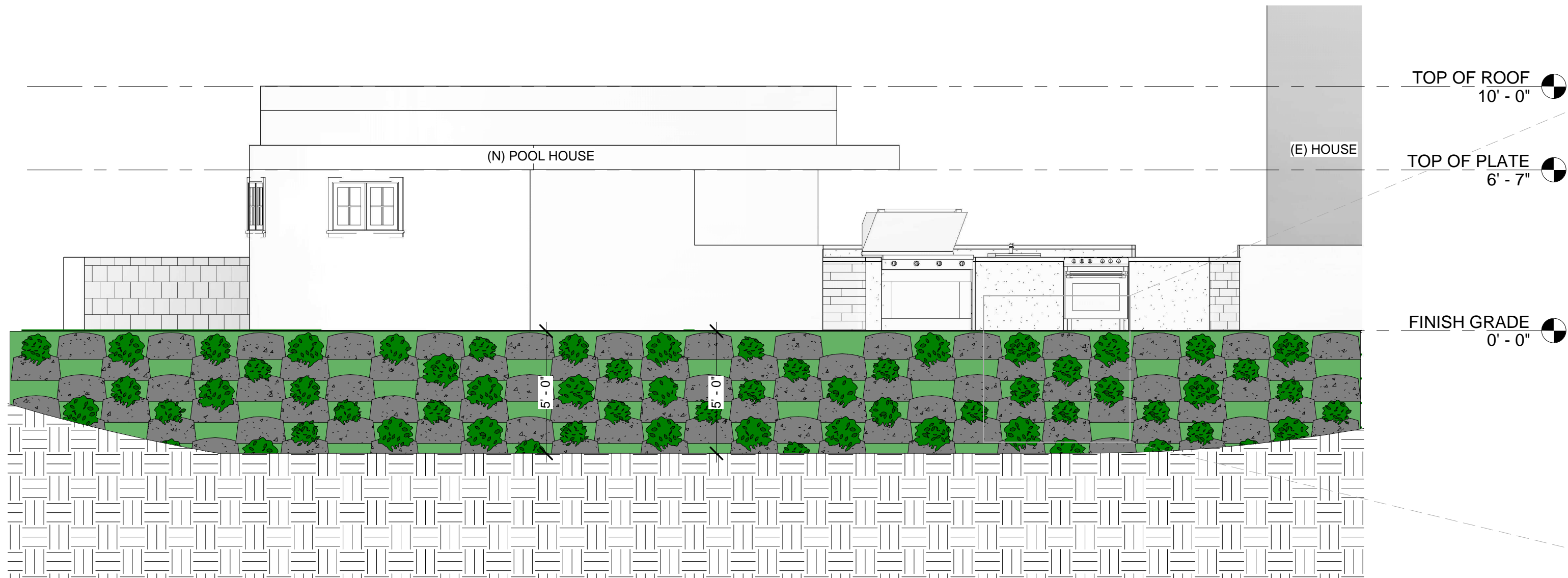
③ GRADING SECTOIN 3
1/4" = 1'-0"



④ GRADING SECTION 4
1/4" = 1'-0"

GRADING LEGEND	
CUT AREA	
FILL AREAS	
NATURAL TERRAIN	
BUILDING PAD	

⑤ Section 7
1/4" = 1'-0"



REVISE DATES:

CONTRACTOR TO VERIFY ALL
DIMENSIONS, CONDITIONS, ETC.,
PERTAINING TO THE WORK AT THE
SITE BEFORE PROCEEDING WITH
THE WORK

AS INSTRUMENT OF SERVICE, ALL
DESIGN, IDEAS AND INFORMATION
SHOWN ON THESE DRAWINGS ARE
AND SHALL REMAIN THE
PROPERTY OF SEC DEVELOPMENT
NO PART THEREOF SHALL BE
COPIED, DISCLOSED TO OTHERS,
OR USED IN CONNECTION
WITH ANY WORK OR PROJECT
OTHER THAN THE SPECIFIC
PROJECT FOR WHICH THEY HAVE
BEEN PREPARED AND DEVELOPED
WITHOUT THE WRITTEN CONSENT
OF SEC DEVELOPMENT. VISUAL
CONTACT WITH THESE DRAWINGS
SHALL CONSTITUTE CONCLUSIVE
EVIDENCE OF ACCEPTANCE OF
THESE RESTRICTIONS.

OWNER:
PETROS NAZARIAN
ADDRESS:
3209 CASTLEMAN LA,
BURBANK, CA 91504

GRADING SECTIONS

SECDEVELOPMENT.NET

(818) 935-1171

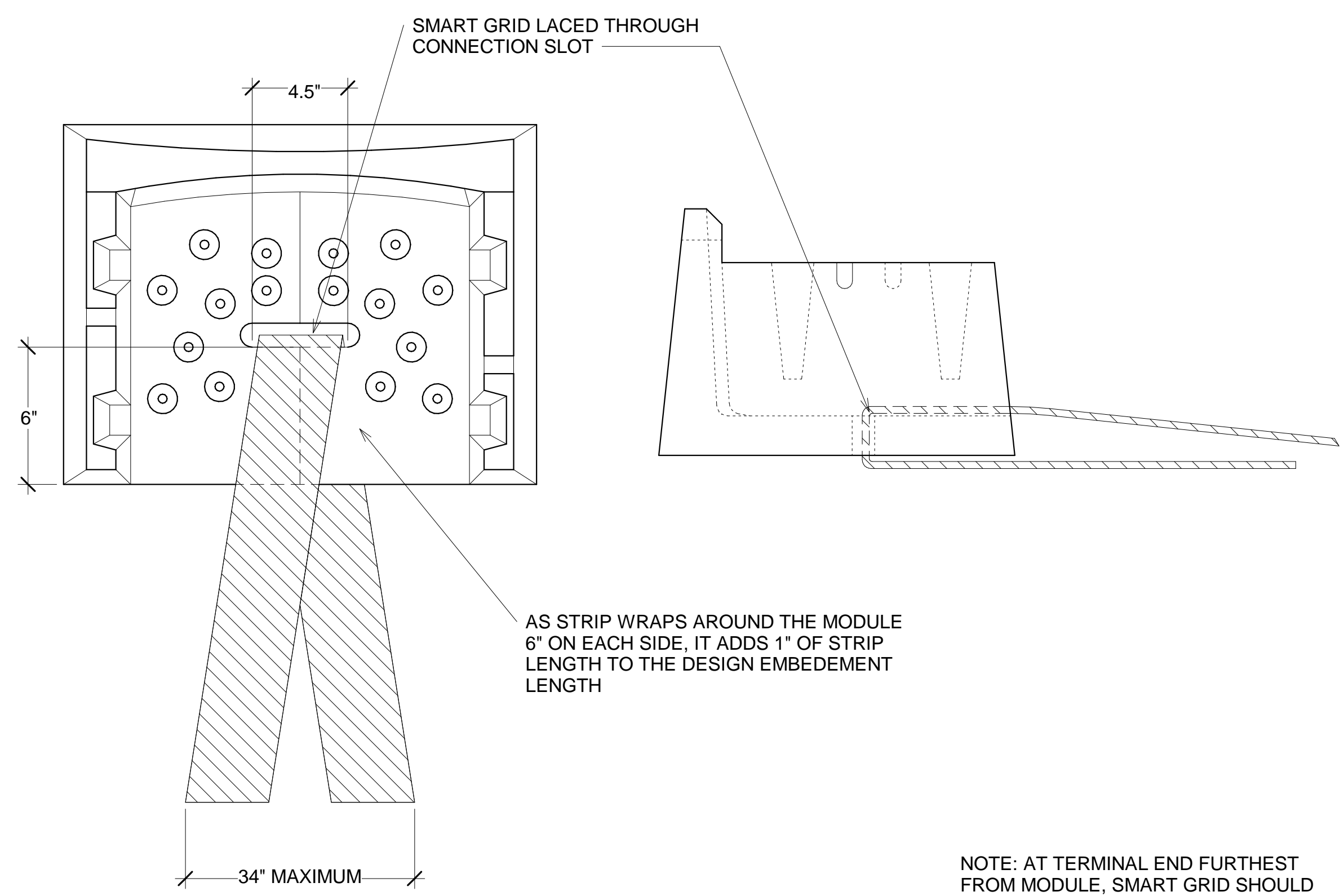
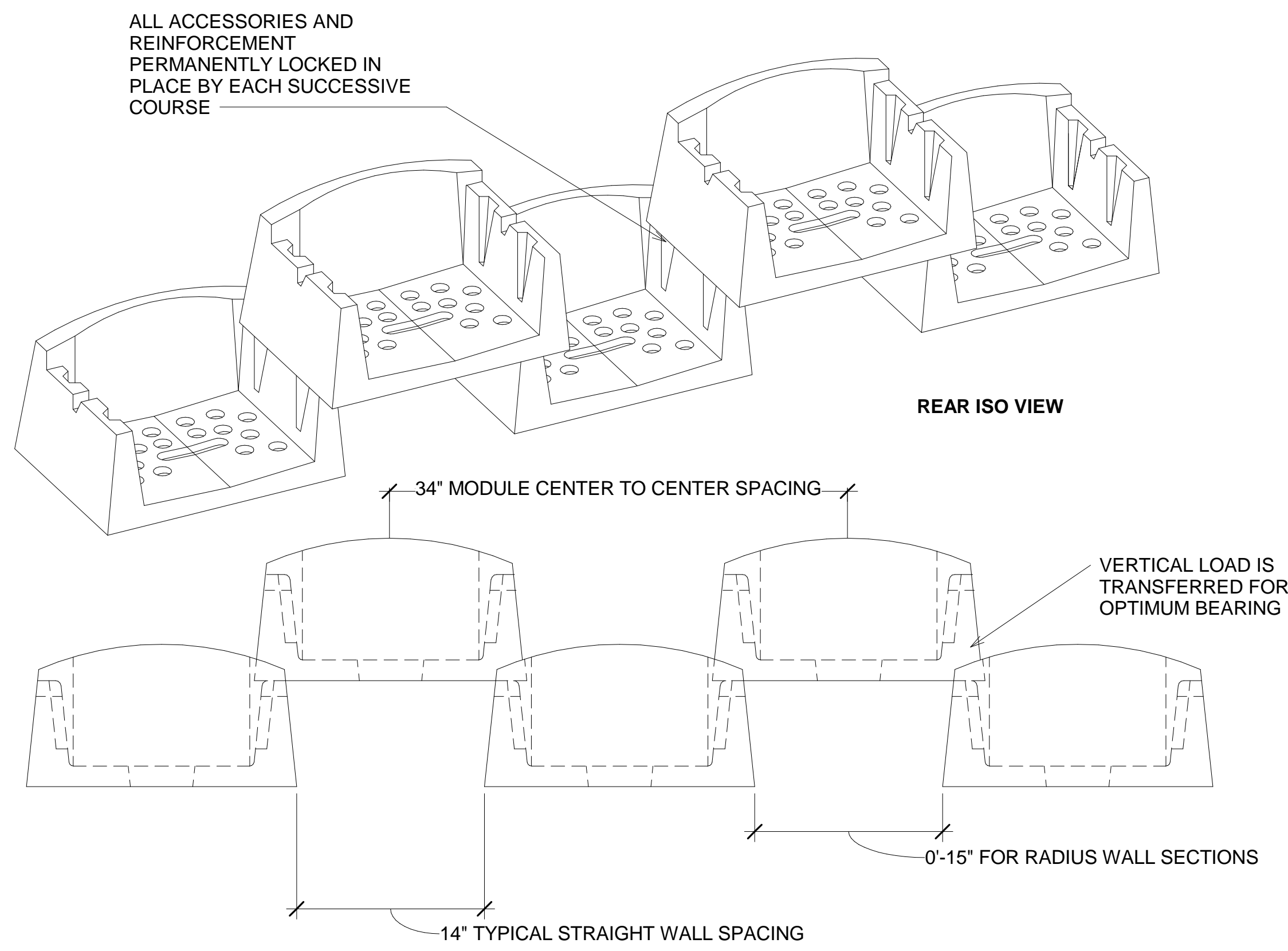
SEC
development

SECDEVELOPMENT.NET

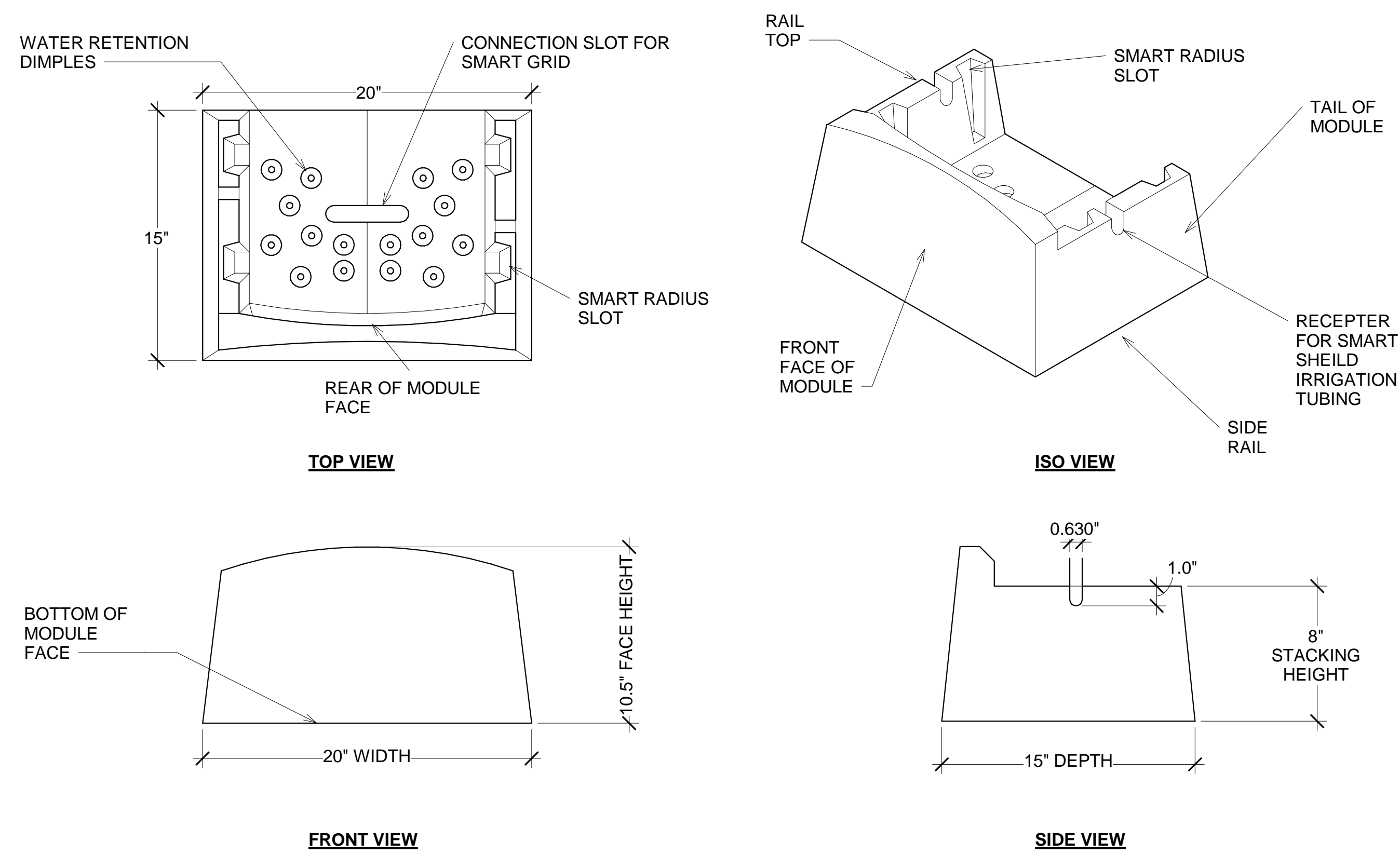
(818) 935-1171

PROJECT INFO

JOB NUMBER:	18077
DATE DRAWN:	10/19/20
DRAWN BY:	A.B.
CHECKED BY:	V.K.
SCALE:	1/2" = 1'-0"

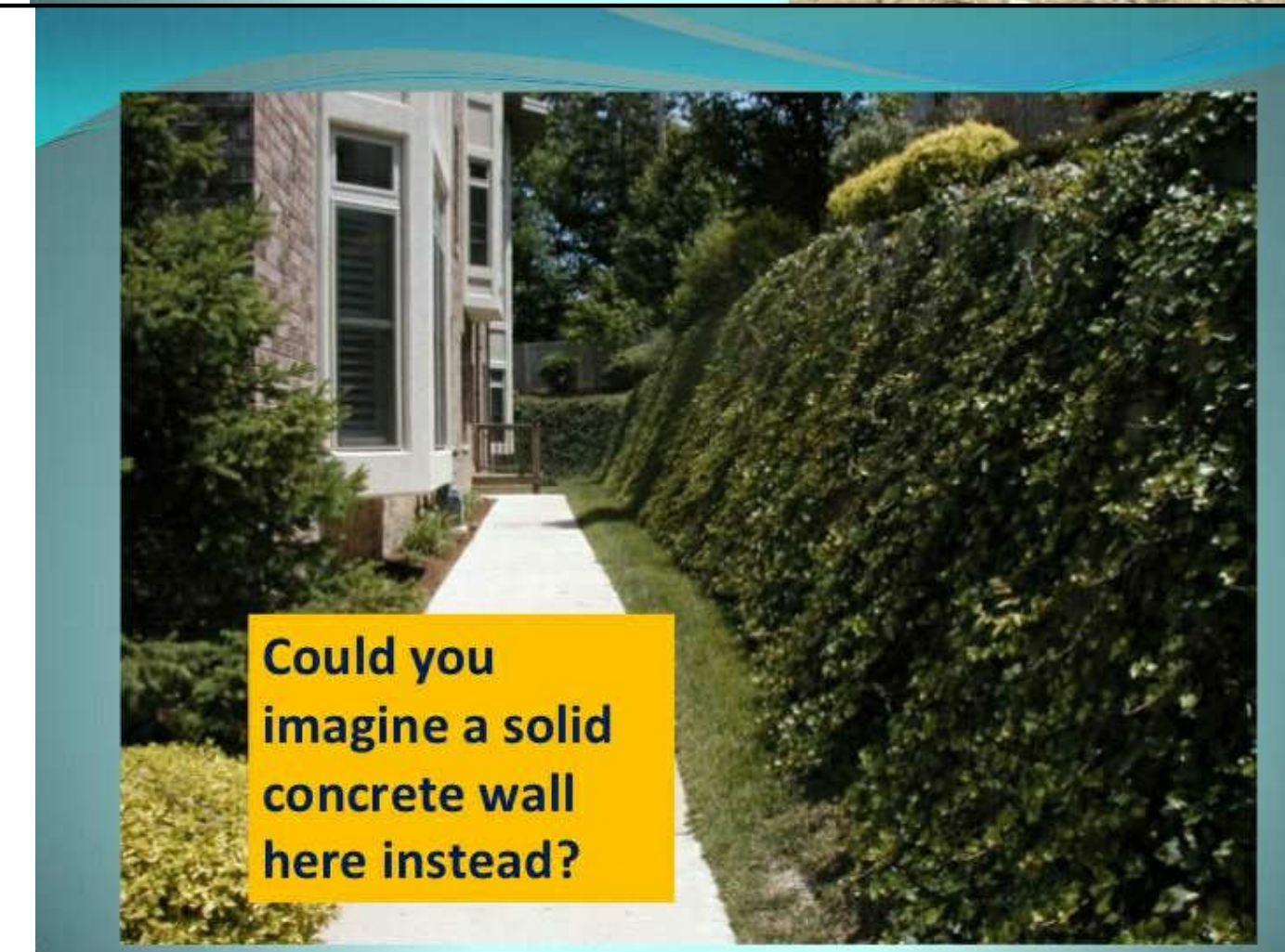
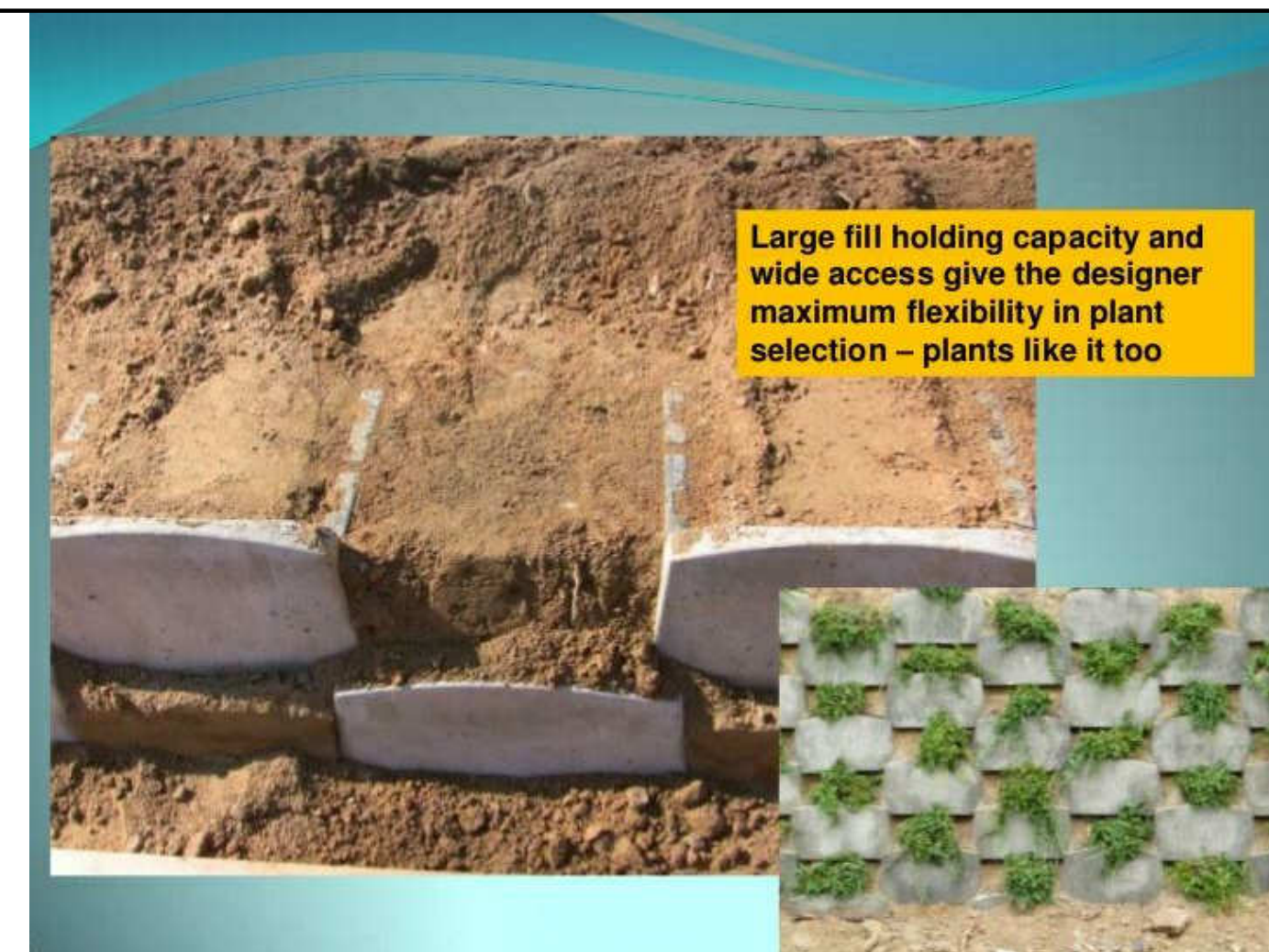
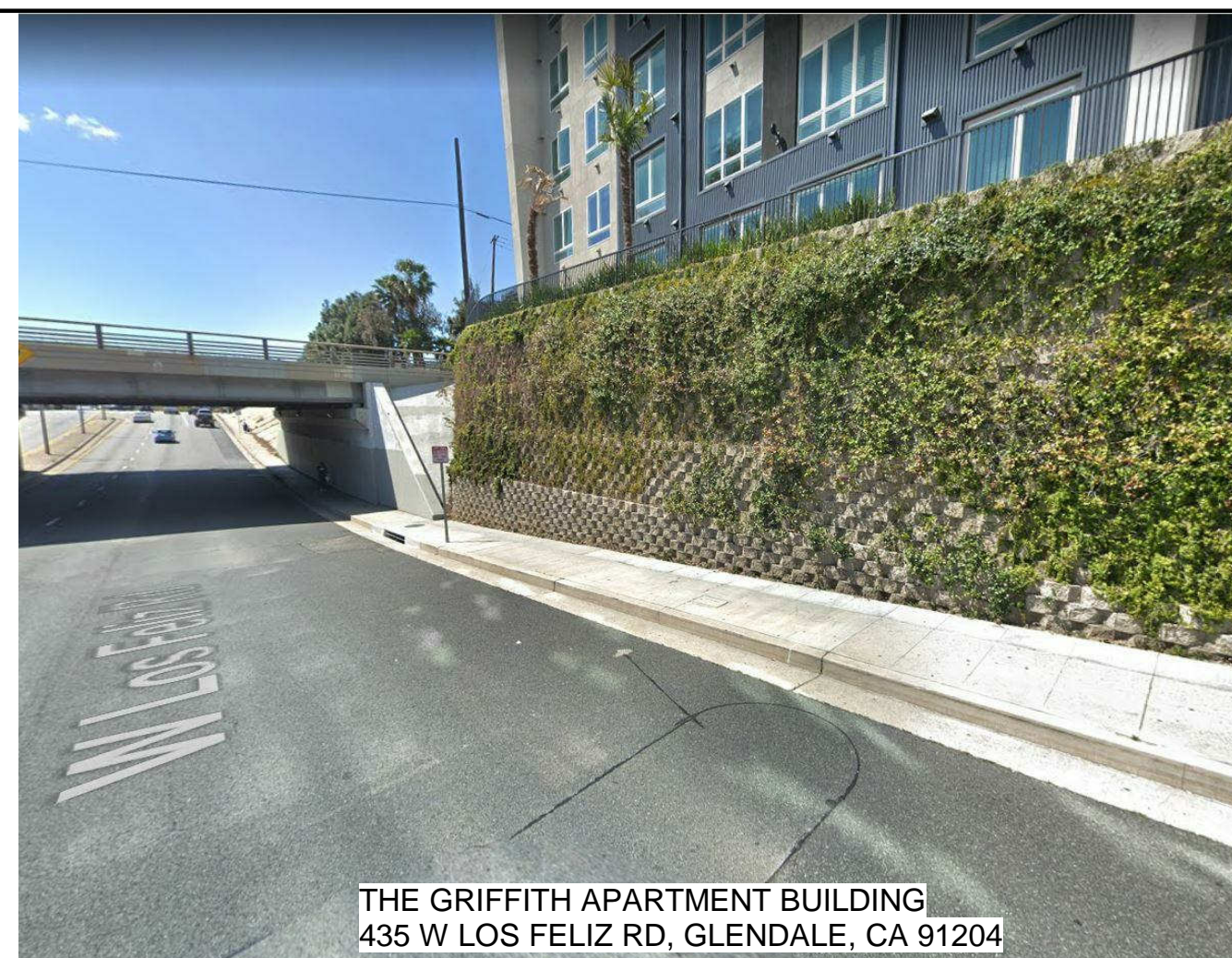


MODULE ARRANGEMENT DETAIL



MODULE DIMENSIONS

REINFORCEMENT DETAIL



EXAMPLES

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF SEC DEVELOPMENT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF SEC DEVELOPMENT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

OWNER:
PETROS NAZARIAN
ADDRESS:
3209 CASTLEMAN LA,
BURBANK, CA 91504

MODULAR BLOCK DETAILS

SECDEVELOPMENT.NET

(818) 935-1171

SEC
development

SECDEVELOPMENT.NET

(818) 935-1171

PROJECT INFO

JOB NUMBER: 18077
DATE DRAWN: 10/19/20
DRAWN BY: A.B.
CHECKED BY: V.K.
SCALE: 1/2" = 1'-0"

A-11

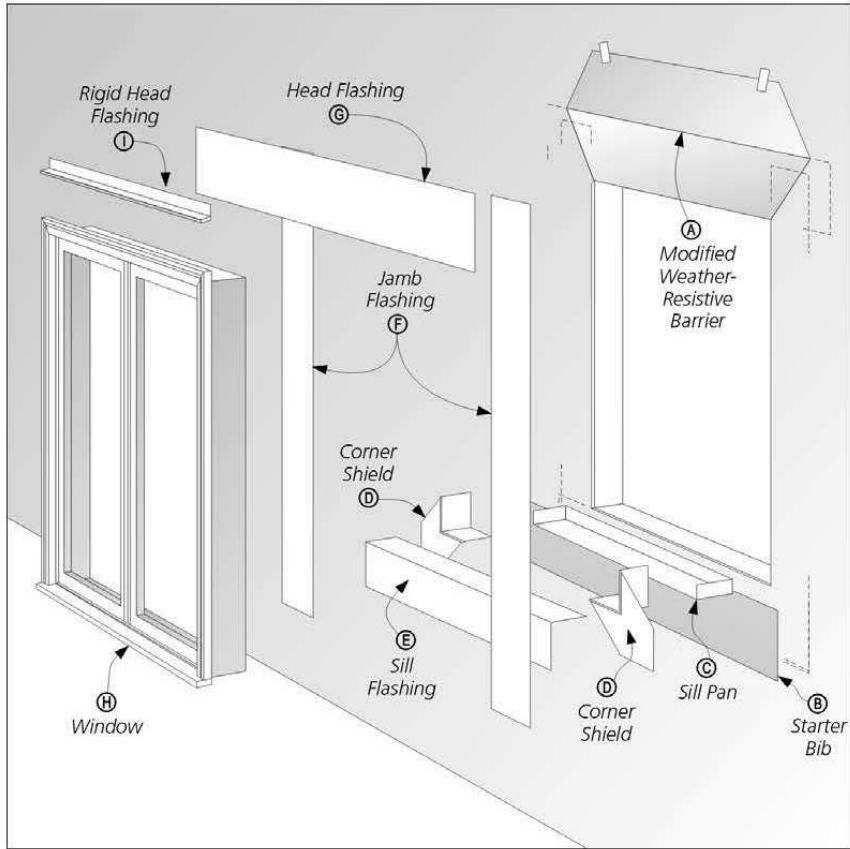
WOOD WINDOW SILL PAN FLASHING

A GUIDE TO INSTALLING SLOPED SILL WOOD WINDOWS

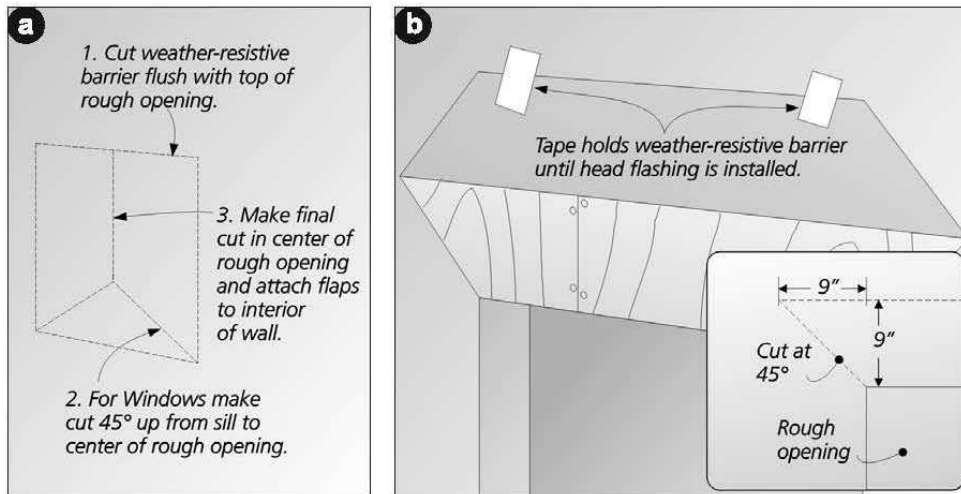
The "Wood Window Sill Pan Flashing" installation guide is designed for wood windows that utilize sloped sills, where the window is installed after the weather-resistive barrier is applied. Fortifiber Building Systems Group provides this installation guide to assist installers by demonstrating an efficient and effective method for exterior window flashing installation. Compliance with the building code and proper installation are critical in reducing potential water leakage points.

The following Fortifiber products are used in this guide:

- FortiFlash® Self Adhesive Waterproof Flashing Membrane 4, 6, 9, 12, 16 and 36 inch x 75' rolls
- FortiFlash® Commercial Self Adhesive Waterproof Flashing Membrane 6, 9, 12 and 18 inch x 75' rolls
- FortiFlash® Butyl Self Adhesive Waterproof Flashing Membrane 4, 6, 9 and 12 inch x 75' rolls
- Moistop E-Z Seal Self Adhesive Flashing, 6, 9, 12 inch x 75' rolls
- Moistop neXT® Flashing, 6, 9 and 12 inch x 200' rolls
- Moistop PF® Flashing, 6, 9, 12 and 18 inch x 300' rolls
- Moistop Corner Shield®
- Moistop® Sealant
- Fortifiber Sheathing Tape

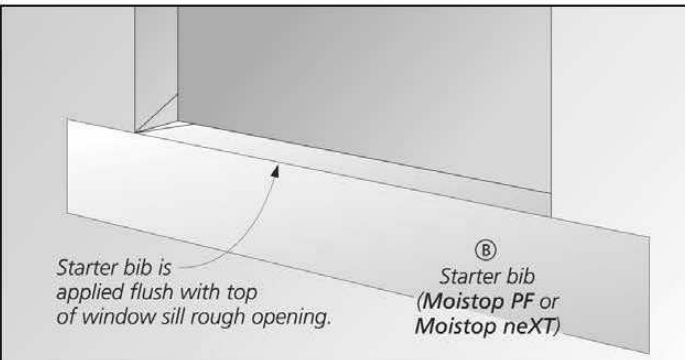


1 MODIFY WEATHER-RESISTIVE BARRIER



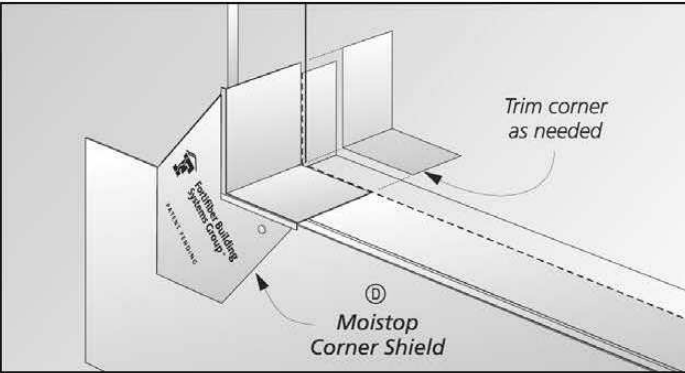
At the rough opening (1a), cut the weather-resistive barrier in an inverted "Y" fashion, and then fasten with the methods show above. To allow for head flashing integration, (1b) make the following diagonal cuts at the top of the rough opening corners. For 9" flashing measure as follows: 9" up and 9" over, (45° angle). Cut on the diagonal from marked point to the rough opening corner. Gently raise the top edge of the weather-resistive barrier and tape the corners and the center to the barrier surface above. This will allow for the installation of the window and the jamb and head flashing later.

2 STARTER BIB



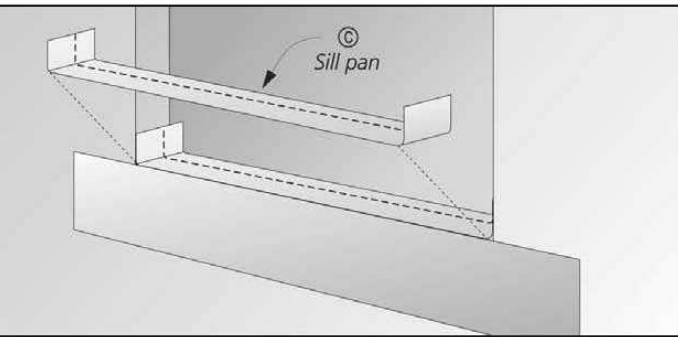
Cut the starter bib to the width of the rough opening plus twice the jamb flashing width, minus 1". Attach the starter bib flush along the bottom of the rough opening.

4 SILL CORNERS

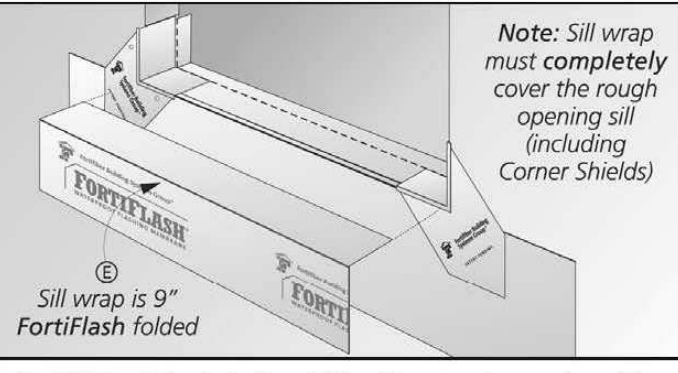


Install Moistop Corner Shield at each corner on top of the sill pan. If necessary, trim the back edge of the sill corners so they do not extend past the sill pan fold line.

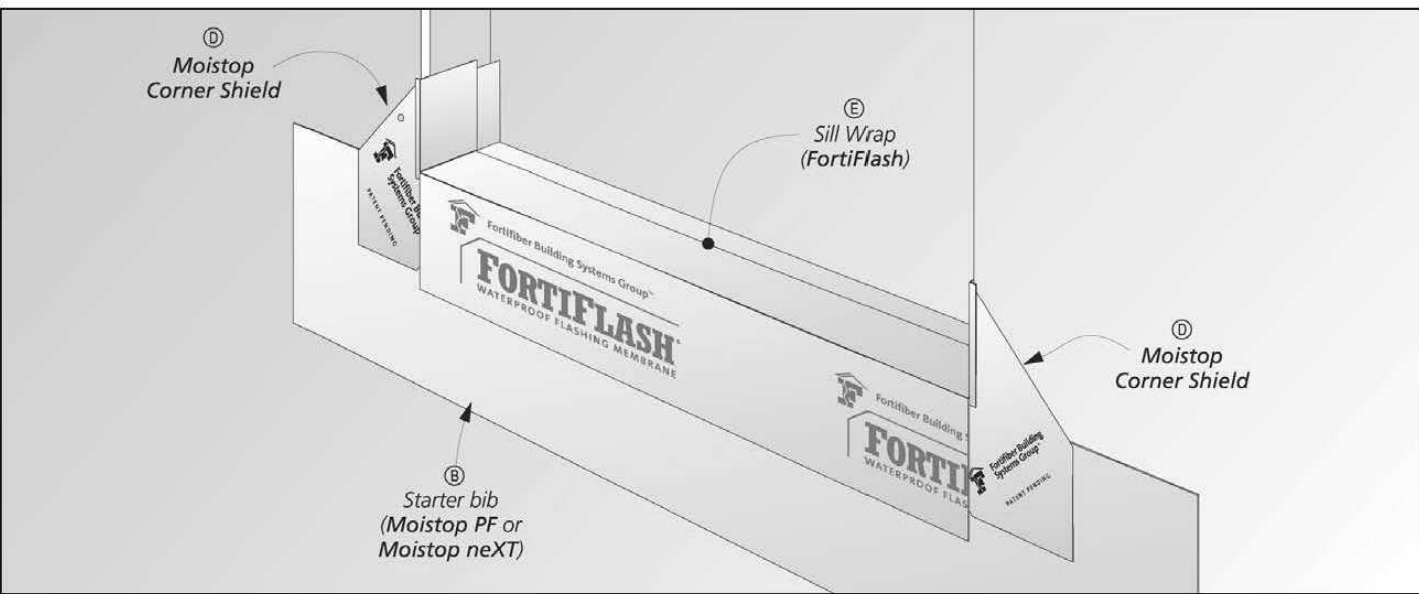
3 INSTALL SILL PAN



5 INSTALL SILL WRAP

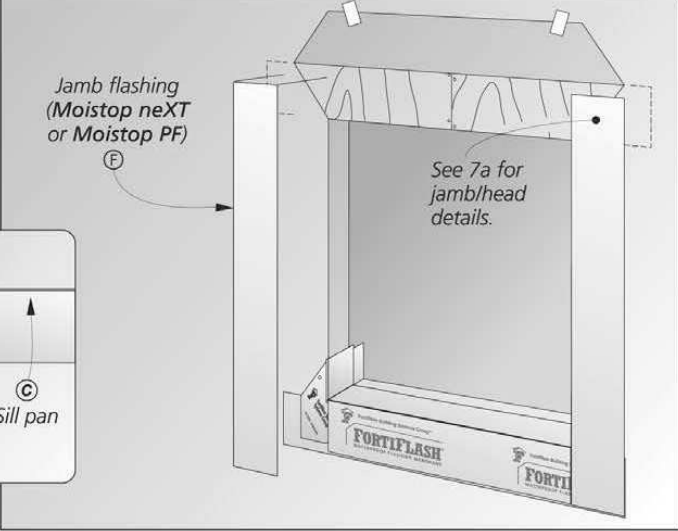
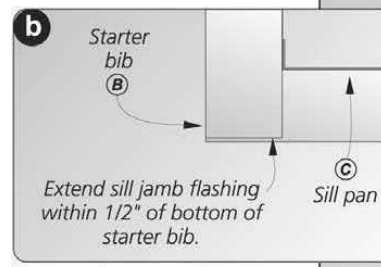
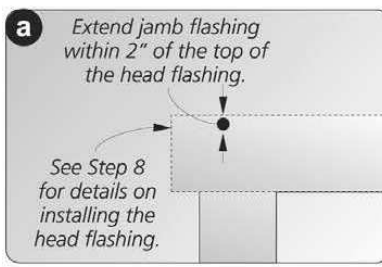


Cut 9" FortiFlash to the width of the rough opening. Align back edge of FortiFlash to the marked fold line of the sill pan and fold over the front of the bib.

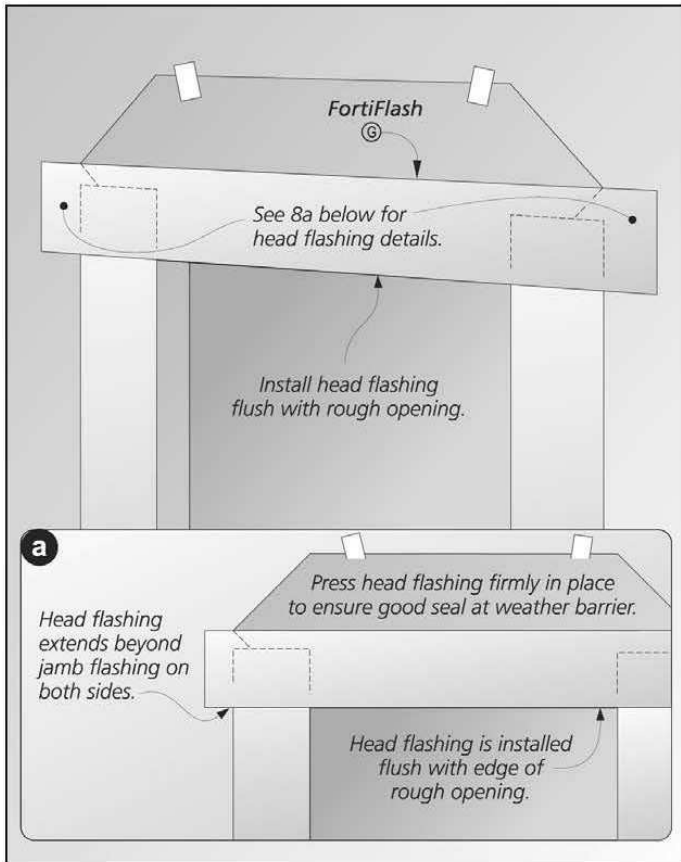


7 INSTALL JAMB FLASHING

Cut the jamb flashing to the height of the rough opening plus 2x the flashing width, minus 1". Align the flashing flush to the edge of the rough opening and within 2" of the top of the head flashing (7a) and 1/2" of the bottom of the starter bib (7b).

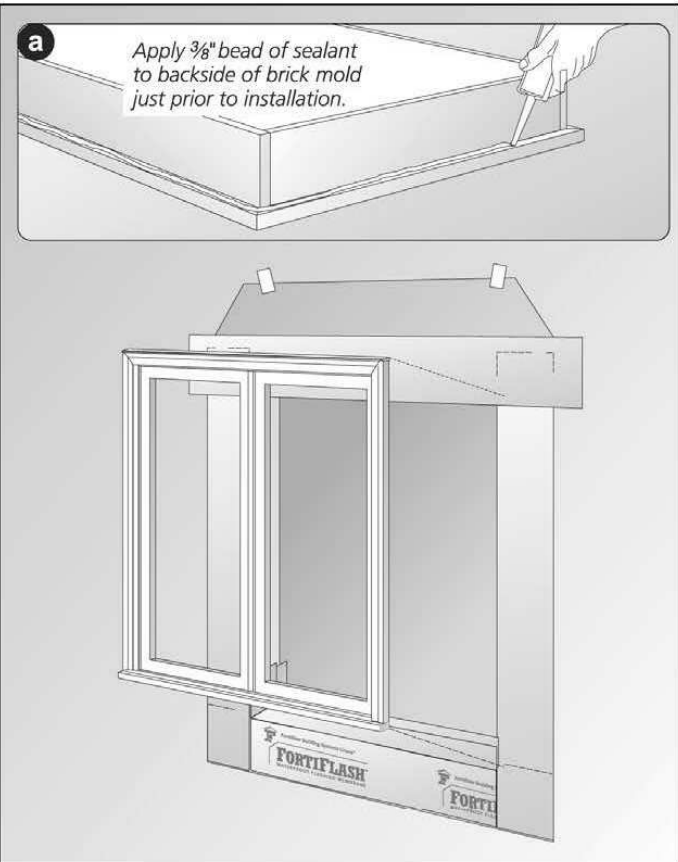


8 HEAD FLASHING

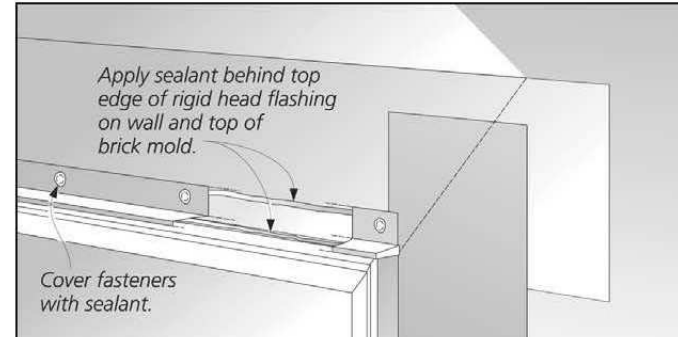


Wipe the jamb flashing, weather-resistive barrier, and sheathing with a clean rag. Cut a piece of flashing to size. Note: the length of the head flashing is the width of the rough opening + 2x the width of the flashing plus 2" (8a). Install the head flashing by pressing firmly in place in one

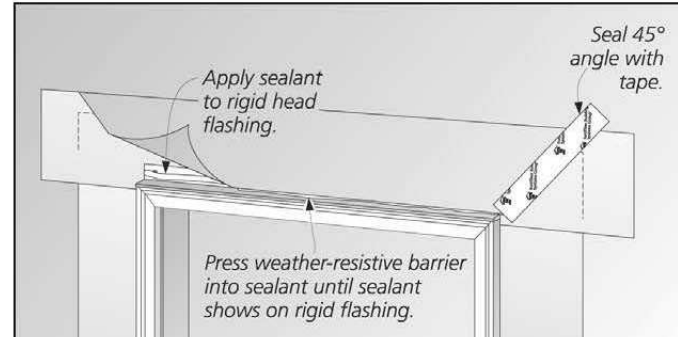
9 INSTALL WINDOW



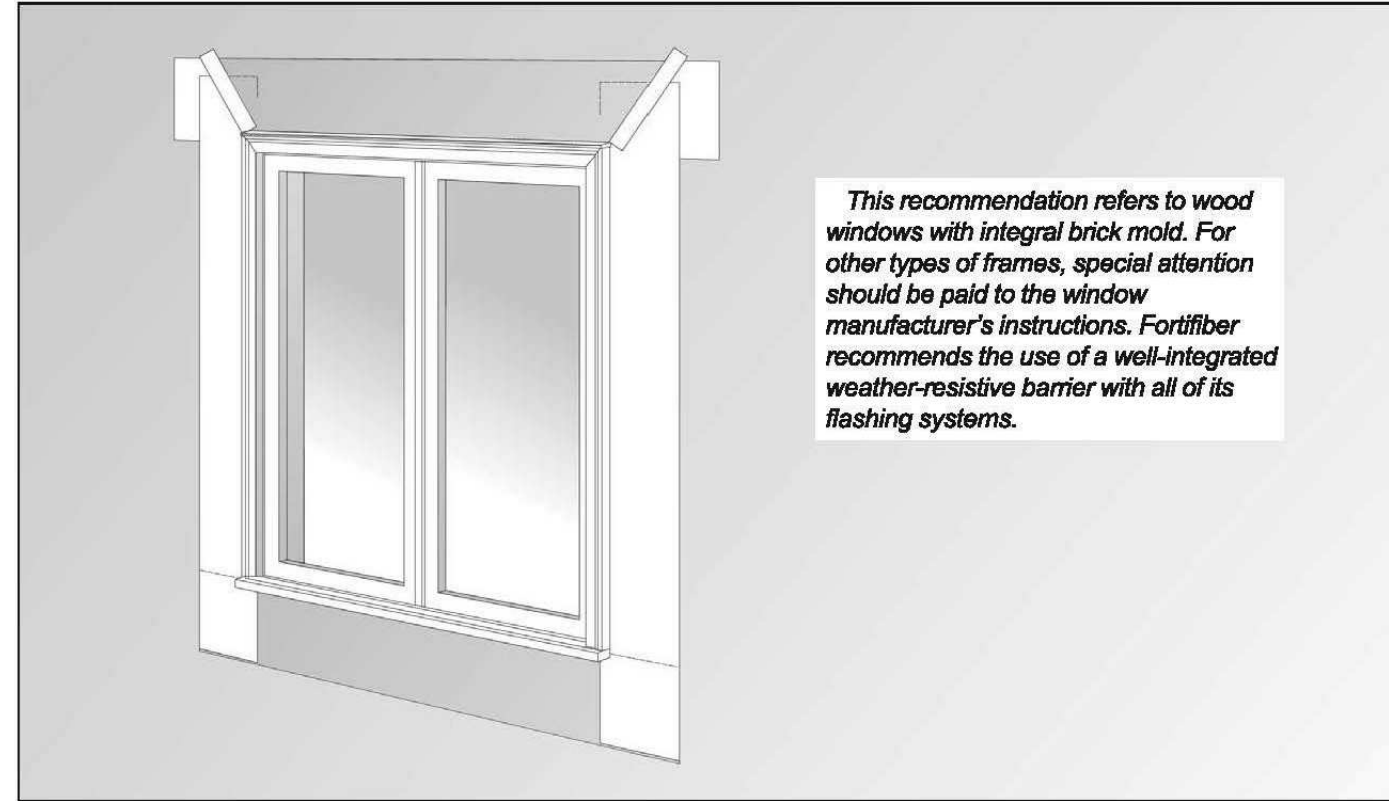
10 RIGID HEAD FLASHING



Prior to installing the rigid head flashing apply a 3/8" bead of sealant to the top of brick mold. Then place sealant on the top edge (interior side) of rigid head flashing. Place head flashing over brick mold and fasten with galvanized nails or screws. Apply sealant over these fasteners.



Place a 3/8" bead sealant along the lower portion of the upturned leg of the rigid flashing. This will allow the weather-resistive barrier to be applied in sealant. Finally, allow the flap of the weather-resistive barrier to lay flat over the sealant and rigid head flashing. Press flap into sealant and apply a new piece of sheathing tape over the entire diagonal cut made in the weather resistive barrier and press firmly in place.



Limitations: For optimum adhesion, FortiFlash, FortiFlash Commercial and Moistop E-Z Seal Flashing should be applied at temperatures between 40°F (4.4°C) and 120°F (48.9°C). FortiFlash Butyl may be applied at temperatures between 20°F (3.3°C) and 120°F (48.9°C). The cautions about using FortiFlash where it can be exposed to temperatures above its Service Temperature such as hot climates or behind fiber cement and metal sittings that absorb a significant amount of heat. FortiFlash, FortiFlash Commercial and FortiFlash Butyl are the only Fortifiber flashing products that can be installed horizontally or at a slope of less than 60°. Where installed horizontally or with a slope of less than 60° do not use fasteners. Product should be covered as soon as possible. Inspect product to insure it is free of any protrusions or damage which may compromise its moisture-resistance properties. FortiFlash is not compatible with EPDM or flexible (plastified) Polyvinyl Chloride (PVC) based products. FortiFlash and Moistop E-Z Seal are not compatible with some sealants. Consult with sealant manufacturer for compatibility information. Direct exposure of sealant to the adhesive side of FortiFlash or Moistop E-Z Seal can be detrimental if the amount of sealant exceeds what is specified above. Please follow these recommendations regarding location and amount of sealant to be used. Fortifiber strongly recommends against the practice of using a "crackdown bead of sealant" or "tuckering the flange" with sealant, because this amount of sealant is excessive and unnecessary.

Call 1-800-773-4777 Nationwide for Technical Assistance or visit our website at www.fortifiber.com

Fortifiber Building Systems Group®
Protecting Your World from the Elements®
NATIONAL SALES OFFICE - Farley, NV

(10019)

Installation Instructions for Temperature and Pressure Valve



Installation Instructions

Installing T&P valve:

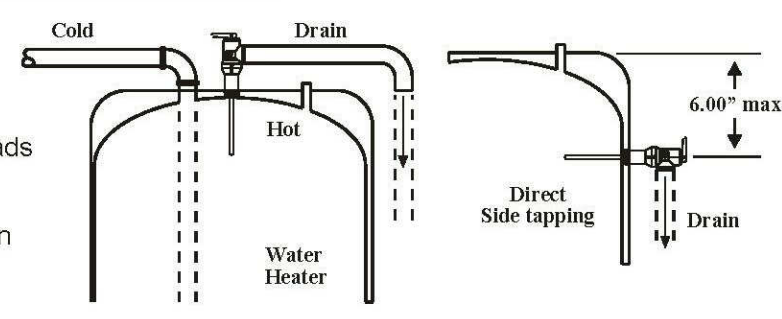
1. Before starting water heater installation, apply Teflon® Tape or approved pipe sealant on threads and install a T&P valve in the opening marked, "T&P Relief Opening." Connect a drain pipe(Discharge Line) to T&P valve as outlined in "Important Drain Pipe Information."

Replacing existing T&P valve:

1. Turn off power and/or gas supply to the water heater.
2. Shut off the water supply and open a nearby hot water faucet.
3. Drain water from the tank until the water level is below the T&P opening. **Note:** For proper draining procedures refer to "Draining and Flushing" in the manufacturer's instruction manual.
4. Apply Teflon® Tape or approved pipe sealant on threads and install T&P valve. Connect a drain pipe(Discharge Line) to T&P valve as outlined in "Important Drain Pipe Information."
5. Turn on the water supply and refill the tank until water flows from the open hot water faucet. Allow water to run for a couple of minutes to ensure all air is purged out of the tank. Close the hot water faucet.
6. Follow the manufacturer's instructions to restart water heater.

Important General Information

- Install this temperature and pressure relief valve (T&P) valve directly in the top or side T&P opening that is indicated on the tank.
- The valve must be installed so that the temperature-sensing element is immersed in the water within the top 6" (152mm) of the tank.
- It must be installed within the hot outlet service line (in the hot water flow) or directly in a tank tapping. This valve should be adequately insulated and isolated so it is not affected by conditions that are different than heater water temperature.
- Pressure and temperature relief settings are stamped on the valve. The pressure setting can never be above the allowable working pressure of the water heater as stated on the water heater's data plate.



Important Drain Pipe Installation Information

- To avoid water damage or scalding due to valve operation, a drain pipe must be connected to the valve outlet and run to a safe place for water disposal.
- The drain pipe must be a short as possible and be the same size as the valve discharge connection throughout its entire length.
- Excessive length, over 15' long (4.57m), or the use of more than two elbows can cause a restriction and reduce the discharge capacity of the valve.
- The drain pipe must pitch down from the valve and terminate a maximum of 6" above the floor drain, or outside ground level where any discharge will be clearly visible.
- The drain line shall terminate plain, not threaded, with a material serviceable for temperatures up to 250°F or greater.
- The drain pipe must not be capped, blocked, plugged or contain any valve between the relief valve and the end of the drain pipe.

Maintenance Instructions

- The valve should be manually operated twice a year.
- Before opening this valve, ensure that the outlet is properly connected to discharge piping, otherwise, personal injury or property damage could result.
- To actuate the valve, hold the trip lever fully open for approximately five seconds in order to flush the valve seat free of any sediment. Then permit the valve check to snap shut.
- This device is designed for emergency safety relief and shall not be used as an operating control. Use the drain valve to drain water from the tank as needed.

6510208

QUICK INSTALL GUIDE

Models: Eco 18-21-24-27

This is a quick install reference guide, you must follow the complete installation instructions and homeowners manual included with the unit.



As when installing or using any high voltage electrical appliance, basic safety precautions should always be followed. Under no circumstances should you attempt to clean, install, inspect, repair, disassemble, or otherwise service this water heater without first shutting off all power to the unit directly at the breaker box. SERIOUS BODILY INJURY OR DEATH COULD OCCUR IF YOU IGNORE THIS WARNING. THIS PRODUCT MUST BE INSTALLED BY A QUALIFIED ELECTRICIAN AND PLUMBER IN ACCORDANCE WITH ALL NATIONAL, STATE, PROVINCIAL, AND LOCAL ELECTRICAL AND PLUMBING CODES. PLEASE READ THESE INSTRUCTIONS THOROUGHLY AND COMPLETELY BEFORE INSTALLATION AND BEFORE USE. FAILURE TO DO SO COULD CAUSE PROPERTY DAMAGE OR SERIOUS PERSONAL INJURY OR DEATH, AND VOID YOUR WARRANTY. THIS WATER HEATER MUST BE INSTALLED BY A LICENSED ELECTRICIAN AND PLUMBER PROOF OF INSTALLATION MUST ACCOMPANY THE WARRANTY CARD.

Plumbing Connection

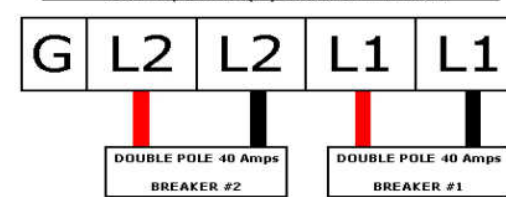
The Eco 18-27 series is supplied with 3/4" NPT connections, DO NOT weld or use TEFLON tape or PASTE. Water heater hoses are strongly recommended. Connect the COLD water supply line to the right side of the unit and the HOT water line to the left side of the unit.



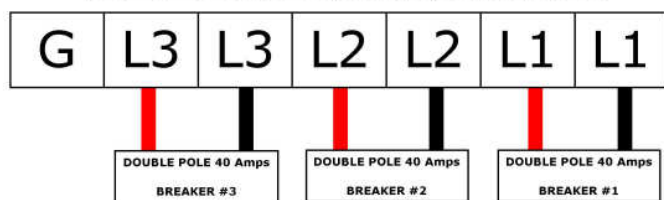
Once both water lines are fastened and secured you MUST run water through the unit for at least 2 minutes to FLUSH any air pockets (purging) in the lines, it is recommended that all faucets, showers etc be run. Failure to follow this step can cause permanent damage to the unit. This procedure MUST be performed before any electrical power is turned on.

Electrical Connection

18 requires (2) sets of wires.



Eco 21 - 24 & 27 requires (3) sets of wires.



All wires must be connected to independent double pole breakers.

Check all wires to make sure they are securely fasten and tight. Before turning the power ON make sure the system has been flushed as required in the plumbing section. When the unit is powered up turn the control knob to turn ON the GREEN LED indicator light with turn. You can set or adjust your temperature at any time between 80°F - 140°F (26° - 60°).



ELECTRICAL SPECIFICATIONS

Model	Required Breaker	Max Amp Draw	AWG Cable
Eco 18	2 x 40A DP	75.0	#8 / 2 sets
Eco 21	3 x 40A DP	87.5	#8 / 3 sets
Eco 24	3 x 40A DP	100.0	#8 / 3 sets
Eco 27	3 x 40A DP	112.5	#8 / 3 sets



Installation Question
(877) 474-6473
info@ecosmartus.com

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF SEC DEVELOPMENT NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF SEC DEVELOPMENT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

OWNER: PETROS NAZARIAN
ADDRESS: 3209 CASTLEMAN LA, BURBANK, CA 91504

FLASHING DETAILS & SPECIFICATIONS

SECDEVELOPMENT.NET

(818) 935-1171

SEC development

SECDEVELOPMENT.NET

(818) 935-1171

PROJECT INFO
JOB NUMBER: 18077
DATE DRAWN: 10/19/20
DRAWN BY: A.B.
CHECKED BY: V.K.
SCALE: N.T.S.

A-13